

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Randall D. Naiman, Esq. (#81048) Naiman Law Group, PC 4660 La Jolla Village Drive Suite 850 San Diego, CA 92122 (858) 224-6800 telephone (858) 224-6801 facsimile <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: MOVANT	FOR COURT USE ONLY
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA – LOS ANGELES DIVISION	
In re: Otis Wright Debtor(s).	CASE NO.: 2:14-bk-20149-RN CHAPTER: 7
	NOTICE OF MOTION AND MOTION FOR RELIEF FROM THE AUTOMATIC STAY OR FOR ORDER CONFIRMING THAT THE AUTOMATIC STAY DOES NOT APPLY UNDER 11 U.S.C. § 362(l) (with supporting declarations) (UNLAWFUL DETAINER)
	DATE: July 1, 2014 TIME: 9:00 a.m. COURTROOM: 1645

Movant: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8

1. NOTICE IS HEREBY GIVEN to the Debtor, Debtor's attorney, and other interested parties ("Responding Party") that on the above date and time and in the indicated courtroom, Movant in the above-captioned matter will move this Court for an Order granting relief from the automatic stay or for an order confirming that the automatic stay does not apply as to Debtor(s) and Debtor's(s) bankruptcy estate on the grounds set forth in the attached Motion.

☐ NOTICE IS ALSO GIVEN to the Trustee as an additional Responding Party, because the Motion relates to a nonresidential property.

2. **Hearing Location:**

- | | |
|---|--|
| <input checked="" type="checkbox"/> 255 East Temple Street, Los Angeles, CA 90012 | <input type="checkbox"/> 411 West Fourth Street, Santa Ana, CA 92701 |
| <input type="checkbox"/> 21041 Burbank Boulevard, Woodland Hills, CA 91367 | <input type="checkbox"/> 1415 State Street, Santa Barbara, CA 93101 |
| <input type="checkbox"/> 3420 Twelfth Street, Riverside, CA 92501 | |

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

3. ☒ a. This Motion is being heard on REGULAR NOTICE pursuant to LBR 9013-1. If you wish to oppose this Motion, you must file a written response to this Motion with the court and serve a copy of it upon the Movant's attorney (or upon Movant, if the Motion was filed by an unrepresented individual) at the address set forth above no less than 14 days before the above hearing and appear at the hearing of this Motion.
- ☐ b. This Motion is being heard on SHORTENED NOTICE. If you wish to oppose this Motion, you must appear at the hearing. Any written response or evidence may be filed and served: ☐ at the hearing ☐ at least _____ court days before the hearing.
- (1) ☐ An Application for Order Setting Hearing on Shortened Notice was not required (according to the calendaring procedures of the assigned judge).
- (2) ☐ An Application for Order Setting Hearing on Shortened Notice was filed per LBR 9075-1(b) and was granted by the court and such motion and order have been or is being served upon the debtor and trustee, if any.
- (3) ☐ An Application for Order Setting Hearing on Shortened Notice has been filed and remains pending. Once the court has ruled on that motion, you will be served with another notice or order that will specify the date, time and place of the hearing on the attached motion and the deadline for filing and serving a written opposition to the motion.
4. You may contact the Clerk's office or use the court's website (www.cacb.uscourts.gov) to obtain a copy of an approved court form for use in preparing your response (optional court form F 4001-1M.RESPONSE), or you may prepare your response using the format required by LBR 9004-1 and the Court Manual.
5. If you fail to file a written response to the Motion or fail to appear at the hearing, the Court may treat such failure as a waiver of your right to oppose the Motion and may grant the requested relief.

Date: 06/09/14

Respectfully submitted,

Naiman Law Group, PC
Printed name of law firm

/s/ Randall D. Naiman,
Signature

Randall D. Naiman, Esq.
Printed name of Individual Movant or attorney for Movant

**MOTION FOR RELIEF FROM THE AUTOMATIC STAY OR FOR ORDER
CONFIRMING THAT THE AUTOMATIC STAY DOES NOT APPLY
(Unlawful Detainer)**

MOVANT: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8

1. **The Property at issue:** Movant moves for relief from the automatic stay to obtain possession of the residential or nonresidential premises at the following address (Property):

Street Address: 3981 Roxton Avenue
Apartment/Suite no.:
City, State, Zip Code: Los Angeles, CA 90008

The Property is : ☒ Residential ☐ Nonresidential

2. **Case History:**

- a. ☒ A voluntary ☐ An involuntary petition under Chapter ☒ 7 ☐ 11 ☐ 12 ☐ 13
was filed on (specify date): May 23, 2014
- b. ☐ An Order of Conversion to Chapter ☐ 7 ☐ 11 ☐ 12 ☐ 13
was entered on (specify date):
- c. ☐ Plan was confirmed on (specify date):
- d. ☐ Other bankruptcy cases of the Debtor were pending within the year ending on the petition date. See attached declaration.
- e. ☐ Other bankruptcy cases affecting this Property have been pending within the two years ending on the petition date. See attached declaration.

3. **Grounds for Relief from Stay:** (Check all that apply)

- a. ☒ Pursuant to 11 U.S.C. § 362(d)(1), cause exists because, as of petition date, Debtor(s) had no right to continued occupancy of the premises, as follows:
- (1) ☒ An unlawful detainer judgment in favor of Movant was entered prepetition.
- A. ☐ The debtor has not filed with the petition and served on the Movant the certification required under 11 U.S.C. § 362(l)(1)
- B. ☐ The debtor or adult dependent of the debtor has not deposited with the Clerk any rent that would become due during the 30-day period after the filing of the petition.
- C. ☐ The debtor or adult dependent of the debtor has not filed and served on the Movant the further certification required under 11 U.S.C. § 362(l)(2) that the entire monetary default that gave rise to the judgment has been cured.
- D. ☐ The Movant has filed and served an objection to the certification referenced in (a)(1)(A) and/or (a)(1)(C) above. A copy of the objection is attached hereto as Exhibit ____ . A hearing on this objection is set for _____ .
- (2) ☒ An unlawful detainer proceeding was commenced prepetition.

- (3) ☒ Movant acquired title to the premises by foreclosure sale prepetition and recorded the deed within the Period provided by state law for perfection.
- (4) ☐ Movant acquired title to the premises by foreclosure sale postpetition and recorded the deed within the period provided by state law for perfection.
- (5) ☐ The lease or other right of occupancy has expired by its terms prepetition.
- (6) ☐ The lease has been rejected or deemed rejected by operation of law.
- (7) ☐ Lease payments have not been made since the filing of the petition.
- (8) ☐ An eviction action has been filed to obtain possession of the subject residential Property on grounds of endangerment of the property or because of illegal use of controlled substances on the Property and Movant has filed and served upon Debtor a certification that ☐ such an action was filed or ☐ that within 30 days preceding the certification Debtor has endangered the subject property or illegally allowed the use of controlled substance on the property. A copy of Movant's certification is attached as Exhibit _____. Debtor ☐ has ☐ has not filed an objection to Movant's certification. A copy of Debtor's objection, if any, is attached as Exhibit _____.
A hearing on this objection is set for _____.
- b. ☒ Pursuant to 11 U.S.C. § 362(d)(2)(A), Debtor has no equity in the Property; and pursuant to 11 U.S.C. § 362(d)(2)(B), the Property is not necessary to an effective reorganization.
- c. ☒ The bankruptcy case was filed in bad faith to delay, hinder or defraud Movant.
- (1) ☒ Movant is the only creditor or one of the very few creditors listed on the mater mailing matrix.
- (2) ☐ Other bankruptcy cases have been filed asserting an interest in the same property.
- (3) ☒ The Debtor filed what is commonly referred to as a "face sheet" filing of only few pages consisting of the Petition and a few other documents. No other Schedules or Statement of Affairs (or Chapter 13 Plan, if appropriate) has been filed.
4. **Evidence in Support of Motion: (*Important Note: Declaration(s) in support of the Motion MUST be attached hereto.*)**
- a. Movant submits the attached Unlawful Detainer Declaration to provide evidence in support of this Motion pursuant to LBRs.
- b. Other Declaration(s) are also attached in support of this Motion.

WHEREFORE, Movant prays that this Court issue an Order granting the following (*specify forms of relief requested*):

1. ☒ Termination of the stay to allow Movant (and any successors or assigns) to proceed under applicable non-bankruptcy law to enforce its remedies to obtain possession of the Property.
2. ☐ Annulment of the stay so that the filing of the bankruptcy petition does not affect postpetition acts, as set forth in the attached Declaration(s).
3. ☐ An order confirming that the automatic stay does not apply.

4. Alternatively, if immediate relief from stay is not granted with respect to the Property because the Property is the subject of a lease that may be assumable:
- a. ☐ Establishment of a deadline for assumption or rejection of the lease.
 - b. ☐ Adequate protection in the form of regular payments at the lease rate from petition date until assumption or rejection of the lease.
5. Additional provisions requested:
- a. ☒ That the Order be binding and effective despite any conversion of this bankruptcy case to a case under any other chapter of Title 11 of the United States Code.
 - b. ☐ Termination or modification of the co-debtor stay of 11 U.S.C. § 1201 or § 1301 as to the above-named co-debtor, on the same terms and conditions.
 - c. ☒ That the 14-day stay described by FRBP 4001(a)(3) be waived.
 - d. ☐ That Extraordinary Relief be granted as set forth in the Attachment (*attach optional court form F 4001 1.EXT.RELIEF.ATTACH*).
 - e. ☐ For other relief requested, see attached continuation page.

Date: 06/09/14

Respectfully submitted,

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II
TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES
2006-AR8

Printed name of Movant

Naiman Law Group, PC

Printed name of attorney for Movant (if applicable)

/s/ Randall D. Naiman

Signature

Randall D. Naiman, Esq.

Printed name of Individual Movant or attorney for Movant

UNLAWFUL DETAINER DECLARATION

Movant: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8

I, Randall D. Naiman, Esq., declare as follows
(Print Name of Declarant)

1. I have personal knowledge of the matters set forth in this declaration and, if called upon to testify, I could and would competently testify thereto. I am over 18 years of age. I have knowledge regarding Movant's interest in the residential or nonresidential real property that is the subject of this Motion (Property) because:
☐ I am the Movant and owner of the Property.
☐ I manage the Property as the authorized agent for the Movant.
☐ I am employed by Movant as (state title and capacity):
☒ Other (specify): I am the attorney of record for Movant in the state court unlawful detainer action regarding the Property.
2. I am one of the custodians of the books, records and files of Movant as to those books, records and files that pertain to the rental of this Property. I have personally worked on books, records and files, and as to the following facts, I know them to be true of my own knowledge or I have gained knowledge of them from the business records of Movant on behalf of Movant, which were made at or about the time of the events recorded, and which are maintained in the ordinary course of Movant's business at or near the time of the acts, conditions or events to which they relate. Any such document was prepared in the ordinary course of business of Movant by a person who had personal knowledge of the event being recorded and had or has a business duty to record accurately such event. The business records are available for inspection and copies can be submitted to the court if required.
3. The address of the Property that is the subject of this Motion is:

Street Address: 3981 Roxton Avenue
Apartment/Suite no.:
City, State, Zip Code: Los Angeles, CA 90008
4. Movant is the legal owner of the Property, or the owner's legally authorized agent. A true and correct copy of the Trustee's Deed Upon Sale, lease, rental agreement, or other document evidencing Movant's interest in the Property is attached as Exhibit A. A True and correct copy of any applicable document establishing Movant's authority as agent for the owner is attached as Exhibit ____.
5. The Property is: ☒ residential property ☐ nonresidential property
 - a. Debtor(s) occupies the Property
☐ on a month-to-month tenancy ☐ pursuant to a lease that is in default
☒ after a foreclosure sale on: 01/25/2013 ☐ other (specify):
 - b. ☐ Debtor has failed to pay the monthly rent of \$ _____ since the following date (specify date): _____
 - c. ☐ In addition, Debtor(s) has/have failed to pay other obligations under the lease, including the following (See attached continuation page for itemization):
 - (1) ☐ Common area maintenance charges
 - (2) ☐ Property taxes

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

(3) ☐ For additional obligations, see attached continuation page.

6. Debtor's(s') bankruptcy petition in this case was filed on (specify date): May 23, 2014

7. Procedural status (indicate all that apply, and provide dates for completed steps):

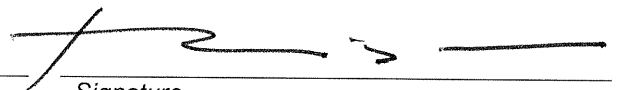
- a. ☒ Movant caused a **3-Day Notice to Perform Covenant or Quit** to be served upon the Debtor on (specify date): October 30, 2013, a true and correct copy of which is attached hereto as Exhibit B
- b. ☒ Before the filing of the petition, Movant had commenced an unlawful detainer proceeding in state court and completed the following:
- (1) ☒ Movant filed a First Amended Complaint for Unlawful Detainer against the Debtor on (specify date): November 19, 2013, a true and correct copy of which is attached as Exhibit C.
- (2) ☒ Trial was held on (specify date): May 2, 2014
- (3) ☒ An Unlawful Detainer Judgment against the Debtor was entered on the Complaint for Unlawful Detainer on (specify date): May 2, 2014, a true and correct copy of which is attached as Exhibit D.
- (4) ☒ A Writ of Possession for the Property was issued by the state court on (specify date): May 7, 2014, True and correct copy of which is attached as Exhibit E.
- (5) ☐ The Debtor has not filed with the petition and served on the Movant the certification required under 11 U.S.C. § 362 (l) (1).
- (6) ☐ The Debtor or adult dependent of Debtor has not deposited with the Clerk any ret that would become due during the 30-Day period after the filing of the petition.
- (7) ☐ The Debtor or adult dependent of Debtor has not filed and served on the Movant the further certification required under 11 U.S.C. § 362 (l)(2) that the entire monetary default that gave rise to the judgment has been cured.
- (8) ☐ Movant has filed and served an objection to Debtor's certification referenced in paragraph (5) and/or (7) above, a copy of which is attached hereto as Exhibit _____. A hearing on this objection is set for : _____.
- (9) ☐ An eviction action has been filed to obtain possession of the subject Property on grounds of endangerment of the property **or** because of illegal use of controlled substances on the property and Movant has filed a certification that ☐ such an action was filed or ☐ that Debtor has endangered the subject property within 30 days preceding the certification or allowed the illegal use of controlled substances on the Property. A copy of Movant's certification is attached as Exhibit _____. Debtor ☐ has ☐ has not filed an objection to Movant's certification. A copy of Debtor's objection, if any, is attached as Exhibit _____. A hearing on this objection is set for _____.
- c. ☐ The lease was rejected on _____ (date):
- (1) ☐ by operation of law.
- (2) ☐ by Order of the Court.
- d. ☐ The regular lease payments have not been made since the filing of the petition.
8. ☒ Debtor has no equity in the Property because Debtor does not have a lease interest that could be assumed or assigned under 11 U.S.C. § 365.

9. ☒ The property is not necessary to an effective reorganization because (*specify*):
- a. ☐ The Property is residential and is not producing income for the Debtor(s).
 - b. ☐ The Property is commercial, but no reorganization is reasonably in prospect.
 - c. ☒ Other (*specify*): Debtor has no legal or equitable interest in the property.
10. ☒ The bankruptcy case was filed in bad faith to delay, hinder or defraud Movant.
- a. ☒ Movant is the only creditor or one of very few creditors listed on the master mailing matrix.
 - b. ☐ Other bankruptcy cases have been filed asserting an interest in the same property.
 - c. ☒ The Debtor(s) filed what is commonly referred to as a "face sheet" filing of only a few pages consisting of the Petition and a few other documents. No Schedules or Statement of Affairs (or Chapter 13 Plan, if appropriate) has been filed.
 - d. ☒ Other (*specify*): to delay in eviction of Debtor from the Property
11. ☐ Other bankruptcy cases that have prevented Movant from recovering possession of this Property include the following:
- a. Case Name:
Case Number: Chapter:
Date Filed: Date Dismissed:
Relief from stay re this Property ☐ was ☐ was not granted.
 - b. Case Name:
Case Number: Chapter:
Date Filed: Date Dismissed:
Relief from stay re this Property ☐ was ☐ was not granted.
 - c. ☐ See attached continuation page for more information about other cases.
12. ☐ Movant seeks annulment of the automatic stay so that the filing of the bankruptcy petition does not affect any and all of the actions set forth in paragraph 7 that were taken after the filing of the bankruptcy petition in this case.
- a. ☐ These actions were taken by Movant without knowledge of the bankruptcy filing, and Movant would have been entitled to relief from stay to proceed with these actions.
 - b. ☐ Although Movant knew about the bankruptcy filing, Movant had previously obtained relief from stay to proceed with these enforcement actions in prior bankruptcy cases affecting this Property as set forth in paragraph 11 above.
 - c. ☐ For other facts justifying annulment, see attached continuation page.

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

06/09/14
Date

Randall D. Naiman
Printed Name


Signature

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

EXHIBIT “A”

This page is part of your document - DO NOT DISCARD



20130200005



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/07/13 AT 08:00AM

FEES:	18.00
TAXES:	0.00
OTHER:	0.00
PAID:	18.00



LEADSHEET



201302070120007

00007211827



004633147

SEQ:
05

DAR - Title Company (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED



Recording requested by:

When recorded mail to:

JPMorgan Chase Bank, N.A.
2780 Lake Vista Drive
Lewisville, TX 75067

Forward tax statements to the address given above

TS No.: CA-11-437137-RM

Space above this line for recorders use

Order No.: 110180203-CA-GTO

APN No.: 5034-014-017

Trustee's Deed Upon Sale

Transfer Tax: \$0.00

The undersigned grantor declares:

The grantee herein **IS** the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$599,268.56**

The amount paid by the grantee at the trustee sale was: **\$599,268.56**

The documentary transfer tax is: **None**

Said property is in the City of: **LOS ANGELES**, County of **LOS ANGELES**

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **LOS ANGELES**, State of California, described as follows:

LOT 33 OF TRACT NO. 11009, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 192, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NO.: 5034-014-017

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **GAYE BERETTA WORMLEY, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, as trustor, dated **8/4/2006**, and recorded on **8/18/2006** as instrument number **06 1841115** of Official Records in the office of the Recorder of **LOS ANGELES**, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of

3

Trust recorded on **6/13/2012**, instrument no **12-879494**, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten/thirty days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **1/25/2013** at the place named in the Notice of Sale, in the County of **LOS ANGELES**, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$599,268.56** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:

JAN 28 2013

QUALITY LOAN SERVICE CORPORATION,

By: *Karla Sanchez*
Karla Sanchez, Assistant Secretary

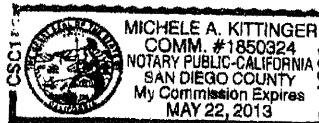
State of: **California**
County of: **San Diego**

On **1.28.13** before me, **Michele A. Kittinger** a notary public, personally appeared **Karla Sanchez**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under **PENALTY OF PERJURY** under the laws of the State of **California** that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Michele A. Kittinger* (Seal)
Michele A. Kittinger



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

EXHIBIT “B”

THREE DAY NOTICE TO PERFORM COVENANT OR QUIT
[CALIFORNIA CODE OF CIVIL PROCEDURE §1161(3)]

TO: Greg Sims; Carol Wormley; and all tenants, subtenants and any others in possession of the

SUBJECT PREMISES: 3981 Roxton Avenue, Los Angeles, CA 90008

NOTICE IS HEREBY GIVEN THAT you are in breach of the following covenants of your lease/rental agreement and/or provisions of the Los Angeles Rent Stabilization Ordinance and/or the City of Los Angeles Foreclosure Eviction Ordinance (Ordinance No. 180441) for the following reasons:

1. If you had a lease or rental agreement with the prior owner, failure to disclose the terms of your tenancy and enter into a written extension / renewal with similar terms to your former lease or rental agreement with the prior owner; provided, however, the terms of any extension / renewal are subject to the landlord/lessor's review and approval and must not be inconsistent with or violative of any provision of the Los Angeles Rent Stabilization Ordinance or any other law. [See, Los Angeles Municipal Code § 151.09 A (5)]

2. Failure to provide reasonable access to the premises for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by the lease or by law, or for the purpose of showing the rental unit to any prospective purchaser or mortgagee. [See, Los Angeles Municipal Code § 151.09 A(6)]

WITHIN THREE DAYS after service of this notice, you are required to take all steps necessary to cure the above breaches, or deliver possession of the subject premises to your landlord/lessor. Failure on your part to so act will lead to the commencement against you of legal proceedings to declare a forfeiture of your lease/rental agreement, to recover possession of the subject premises, to seek judgment for monetary damages as allowed by law together with statutory damages of up to \$600.00, attorney's fees and costs, as applicable.

In order to cure the above breaches, you must do the following within three days after service of this notice:

1. With respect to breach number 1 listed above, if you had a lease or rental agreement with the prior owner, disclose the terms of your tenancy to the landlord/lessor and enter into a written extension / renewal with similar terms to your former lease or rental agreement with the prior owner; provided, however, the terms of any extension / renewal are subject to the landlord/lessor's review and approval and must not be inconsistent or violative of any provision of the Los Angeles Rent Stabilization Ordinance or any other law.

2. With respect to breach number 2 listed above, provide the landlord/lessor with reasonable access to the premises for the purposes of inspection and making any necessary repairs or improvements on **Friday, November 1, 2013 at 10:00a.m.**

For purposes of curing the foregoing breaches, contact the agent for the landlord/lessor, Sebastian Stofenmacher of Edgestone Real Estate, Inc. at 247 South Robertson Blvd., Beverly Hills, CA 90211; telephone number: 213-245-7928.

In accordance with section 151.09 C(1) of the Los Angeles Municipal Code, the facts supporting this notice include, without limitation, the following:

On January 25, 2013, The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8 (hereafter, "landlord/lessor") purchased the above-referenced subject premises (hereafter, the "Property") at a foreclosure sale held in accordance with Civil Code section 2924 under a power of sale contained in a Deed of Trust. On February 7, 2013, title to the Property was perfected in landlord/lessor by the recording of a Trustee's Deed Upon Sale in the Official Records, County of Los Angeles.

On August 15, 2013, a licensed process server served a "Notice of Change of Ownership, and Demand for Information and Access" upon the occupant(s) of the Property in accordance with Code of Civil Procedure §1162, which notice advised the occupant(s) of the Property of the change of ownership, the name and contact information of the agent and attorney for the landlord/lessor, and requested compliance with the above-referenced obligations of the occupant(s)' tenancy. A true and correct copy of the "Notice of Change of Ownership, and Demand for Information and Access" and proof of service thereof is attached hereto as Exhibit A and incorporated herein by this reference. The occupant(s) of the Property failed to comply with the notice.

On October 22, 2013, a licensed process server served a Notice to Enter on the occupant(s) of the Property in accordance with Civil Code § 1954. A true and correct copy of the Notice to Enter and proof of service thereof is attached hereto as Exhibit B and incorporated herein by this reference. The occupant(s) of the Property failed to allow the landlord/lessor's agent access to the Premises.

Despite service of the foregoing notices, the occupant(s) of the Property have not complied with the above-referenced obligations of the occupant(s)' tenancy.

Pursuant to California Civil Code §1785.26, you are hereby notified that a negative credit report reflecting your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your lease/rental obligations.

The landlord/lessor does hereby elect to declare a forfeiture of the lease/rental agreement under which you hold possession of the subject premises if you fail to perform as indicated.

This notice is given in good faith with honest intent and with no ulterior motive.

Information regarding evictions is available from the Los Angeles Housing and Community Investment Department. Parties seeking legal advice concerning evictions should consult with an attorney. The Los Angeles Housing and Community Investment Department is located at 1200 W. 7th Street, First Floor, Los Angeles, California, 90017; Telephone: (866) 557-RENT (7368); website: <http://lahd.lacity.org/>.

If you are an active member of the United States Armed Forces, you may be entitled to the rights as provided in the Servicemembers Civil Relief Act ("SCRA"). In such case, you or your attorney should contact this law firm immediately to verify your military status and determine if you fall under the protection of the SCRA.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: October 29, 2013



By: Randall D. Naiman, Esq.
Attorneys for the new owner: The Bank of New
York Mellon, f/k/a The Bank of New York, as
Trustee for Structured Asset Mortgage
Investments II Trust 2006-AR8, Mortgage
Pass-Through Certificates, Series 2006-AR8
NAIMAN LAW GROUP, PC
4660 La Jolla Village Drive, Suite 850
San Diego, California 92122
Telephone: (858) 224-6800
Facsimile: (858) 224-6801

CALIFORNIA PENAL CODE SECTION 594 reads as follows: "Every person who maliciously injures or destroys any real or personal property not his/her own, in cases otherwise than such as are specified in this Code, is guilty of a misdemeanor."

**NOTICE OF CHANGE OF OWNERSHIP
AND REQUEST FOR INFORMATION AND ACCESS TO PREMISES**

TO: GREG SIMS; CAROL WORMLEY; AND ALL TENANTS, SUBTENANTS, AND ANY OTHERS IN POSSESSION

SUBJECT PREMISES: 3981 ROXTON AVENUE, LOS ANGELES, CA 90008

NOTICE IS HEREBY GIVEN THAT THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8 ("New Owner") purchased the above-referenced real property you occupy (hereafter, the "Property") at a non-judicial foreclosure sale held on **1/25/2013**. If you are a tenant or subtenant who rented the Property prior to the foreclosure sale (not a former owner of the property), **DEMAND IS HEREBY MADE** that you perform each of the following acts within **SEVEN (7) days** from the date of the Notice:

1. Disclose the terms of your tenancy. Complete the attached questionnaire entitled "CHANGE IN OWNERSHIP OCCUPANT QUESTIONNAIRE - FORECLOSURE" and return it, together with a copy of your lease or rental agreement, if any, to the undersigned, Randall D. Naiman, Esq., at the below address.

2. Provide to the undersigned at the below address proof of any and all rental payments you have made since **1/25/2013**, the date of the sale, including without limitation cancelled checks, rent receipts, etc., including proof of the security deposit paid to the prior landlord.

3. If you had an oral or written lease or rental agreement with the prior owner, enter into a written extension / renewal under such terms that are materially the same as the previous agreement to be prepared by the undersigned; provided, however, the terms of any extension / renewal are subject to the New Owner's review and approval.

4. Provide the New Owner and/or its agent access to the Property for purposes inspection and to determine whether any repairs are necessary. Contact SEBASTIAN STOFENMACHER, EDGESTONE REAL ESTATE, INC., 247 S. ROBERTSON BLVD., BEVERLY HILLS, CA 90211, the agent for New Owner at 213-245-7928 to arrange for access to the Property.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS:

If you are or recently were on active duty or active service, you may be eligible for benefits and protections under the federal Servicemembers Civil Relief Act (SCRA). This includes protection from foreclosure or eviction. You also may be eligible for benefits and protections under state law. SCRA and state military benefits and protections also may be available if you are the dependent of an eligible servicemember.

Eligible service may include:

- Active duty with the Army, Navy, Air Force, Marine Corps, or Coast Guard;
- Active service with the National Guard;
- Active service as a commissioned officer of the National Oceanic and Atmospheric Administration;
- Active service as a commissioned officer of the Public Health Service;
- Service with the forces of a nation with which the United States is allied in a war or military action;
- Service with the National Guard or a state militia under a state call to duty; or
- Any period when you are absent from duty because of sickness, wounds, leave, or other lawful cause.

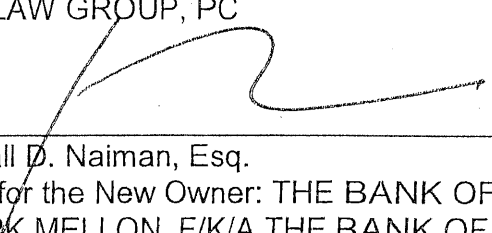
For more information on SCRA, please contact the undersigned at (858) 224-6800.

Information regarding the City of Los Angeles Rent Stabilization Ordinance is available from the Los Angeles Housing Department located at 1200 W. 7th Street, First Floor, Los Angeles, California, 90017; Telephone: (866) 557-RENT (7368); website: <http://lahd.lacity.org/>.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: August 14, 2013



By: Randall D. Naiman, Esq.

Attorneys for the New Owner: THE BANK OF
NEW YORK MELLON, F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE
INVESTMENTS II TRUST 2006-AR8,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR8

Naiman Law Group, PC
4660 La Jolla Village Drive
Suite 850
San Diego, CA 92122
Telephone: (858) 224-6800
Facsimile: (858) 224-6801

Attachment: Change in Ownership Occupant Questionnaire – Foreclosure
Notice of Property Subject to The Rent Stabilization Ordinance
Trustee's Deed Upon Sale

CHANGE IN OWNERSHIP OCCUPANT QUESTIONNAIRE - FORECLOSURE

Please fill out this form as completely as you can and return it, along with a copy of your lease and evidence of rent payments, via facsimile or mail to: Randall D. Naiman, Esq., Naiman Law Group, PC, 4660 La Jolla Village Drive, Suite 850, San Diego, CA 92122; Telephone Number (858) 224-6800; Facsimile Number: (858) 224-6801.

Property Address: 3981 ROXTON AVENUE, LOS ANGELES, CA 90008

A. Names of All Occupants	Move in Date	Best Contact Phone No.
_____	_____	(____) _____
_____	_____	(____) _____
_____	_____	(____) _____
_____	_____	(____) _____

B. Did you have a lease? (please circle) Yes / No

C. Do you receive a rent subsidy (such as section 8) (please circle): Yes / No

D. If you receive a subsidy, please list the name, address, case worker's name, and phone number of the agency or housing authority handling you case/subsidy program.

E. Monthly Rent Amount: \$ _____ Date Due: _____

F. Rent currently paid through: _____

G. Date lease started: _____

H. Date lease expired/converted to month-to-month: _____

I. Amount of security deposit, if any: \$ _____

J. List of utilities you are currently responsible for paying: _____

K. List of utilities your (former) landlord was responsible for paying: _____

L. Are there any current problems with your unit (please circle): Yes / No

If so, please explain in detail: _____

M. Relationship to the former owner (please circle) None / child, spouse, or parent

Signed:

Occupant(s) _____	Date _____
-------------------	------------

Occupant(s) _____	Date _____
-------------------	------------

Occupant(s) _____	Date _____
-------------------	------------

Occupant(s) _____	Date _____
-------------------	------------

NOTICE TO TENANTS

You are hereby notified that this building is subject to the Los Angeles Rent Stabilization Ordinance (RSO), LAMC Chapter XV

The RSO regulates rent increases:

- Landlords may only collect rents of units registered with the Los Angeles Housing Department.
- Generally, a landlord may not raise the rent in excess of the annual allowable rent increase unless otherwise permitted by LAHD or the Los Angeles Municipal Code.
- A reduction in services may also constitute an unlawful rent increase.

The RSO limits the reasons for which a tenant may be evicted:

- The landlord may be required to pay relocation assistance for certain evictions.
- Mere foreclosure or sale of a property is not an allowable reason for eviction.

All rental properties in the City of Los Angeles must meet the minimum habitability requirements set forth in the Building Code and the California Health and Safety Code.

For further information, or to file a complaint, please contact the Los Angeles Housing Department hotline at (213) 808-8888 or log on to <http://lahd.lacity.org>

OWNERS ARE REQUIRED TO POST THIS NOTICE IN A CONSPICUOUS LOCATION IN THE LOBBY OF THE PROPERTY, NEAR A MAILBOX USED BY ALL RESIDENTS ON THE PROPERTY, OR IN OR NEAR A PUBLIC ENTRANCE TO THE PROPERTY.

ATENCIÓN INQUILINOS:

Le notifican por este medio que esta propiedad esta sujeta a la Ordenanza de la Estabilización de Rentas de la Ciudad de Los Ángeles (RSO), Capitulo XV del Código Municipal (LAMC)

El RSO regula los aumentos de renta:

- El propietario solo puede recibir pagos de renta si su unidad esta registrada con el Departamento de Viviendas (LAHD).
- Por lo general, no se le permite al propietario aumentar la renta por mas del permitido porcentaje anual a menos que sea permitido por el LAHD o el Código Municipal (LAMC).
- Una reduccion en los servicios tambien podria representar un aumento de renta ilegal.

El RSO pone límites en las razones para desalojar a los inquilinos:

- El dueño podria ser sujeto a pagar asistencia de reubicacion por ciertos desalojos.
- La ejecucion hipotecaria, el remate, o la venta de una propiedad no son razones aceptables para desalojar a los inquilinos.

Todas las propiedades de alquiler en la Ciudad de Los Angeles tienen que cumplir con los requisitos mínimos de habitabilidad expuestos por el Código de Edificios y el Código de Salud y Seguridad de California.

Para mas información, o para iniciar una queja, comuníquese con el Departamento de Viviendas llamando al (213) 808-8888, o por internet en <http://lahd.lacity.org>

EL PROPIETARIO DEBE FIJAR ESTA NOTIFICACIÓN EN UN LUGAR VISIBLE - EN EL VESTÍBULO DE LA PROPIEDAD, CERCA DE LOS BUZONES DE CORREO DE LOS RESIDENTES DE LA PROPIEDAD, O DENTRO O CERCA DE LA ENTRADA PÚBLICA DE LA PROPIEDAD.

RSO

THIS IS TO CERTIFY THAT THIS IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED
IN THE OFFICE OF LOS ANGELES COUNTY

RECORDING FEE: \$18.00

RECORDED ON: February 7, 2013

AS DOCUMENT NO: 20130200005

BY: s/ LUIS HENRIQUEZ

LSI TITLE COMPANY

Recording requested by:

When recorded mail to:

JPMorgan Chase Bank, N.A.
2780 Lake Vista Drive
Lewisville, TX 75067

Forward tax statements to the address given above

TS No.: CA-11-437137-RM

Order No.: 110180203-CA-GTC

APN No.: 5034-014-017

Space above this line for recorders use

Trustee's Deed Upon Sale

Transfer Tax: \$0.00

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary

The amount of the unpaid debt together with costs was: \$599,268.56

The amount paid by the grantee at the trustee sale was: \$599,268.56

The documentary transfer tax is: None

Said property is in the City of: LOS ANGELES County of LOS ANGELES

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust
hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY
to

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset
Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest
conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the
county of LOS ANGELES, State of California, described as follows:

LOT 33 OF TRACT NO. 11008, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES,
STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 192, PAGES 23 AND 24 OF MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NO.: 5034-
014-017

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by
GAYE BERETTA WORMLEY, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY
as Trustor, dated 8/4/2006, and recorded on 8/18/2006 as instrument number 06 1841116 of Official
Records in the office of the Recorder of LOS ANGELES, California, under the authority and powers
vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having
occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of

Trust recorded on 6/13/2012, instrument no 12-579494, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten/thirty days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 1/25/2013 at the place named in the Notice of Sale, in the County of LOS ANGELES, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$599,268.56 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:

JAN 28 2013

QUALITY LOAN SERVICE CORPORATION.

By: Karla Sanchez, Assistant Secretary

State of: California

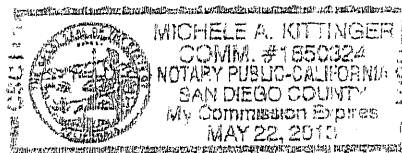
County of: San Diego

On 1.28.13 before me, Michele A. Kittinger a notary public, personally appeared Karla Sanchez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michele A. Kittinger (Seal)
Michele A. Kittinger



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No: (858)224-6800	FOR COURT USE ONLY
		Reference Number: 3617372	70574
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.		Hearing Date:	Time:
PROOF OF SERVICE		Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

Andrew Hernandez

Registered California Process Server:

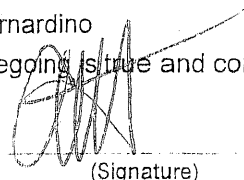
(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013


(Signature)

Attorney of Party Without Attorney (Name and Address)		Telephone No:		FOR COURT USE ONLY	
Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Attorney For: PLAINTIFF		Suite 850 92122		(858)224-6800	
		Reference Number: 3617373		70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for					
Defendant/Respondent: Greg Sims, et al.					
PROOF OF SERVICE		Hearing Date:	Time:	Dept./Div:	Case Number:
					NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

Andrew Hernandez

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013

(Signature)

Attorney of Party Without Attorney (Name and Address)		Telephone No:		FOR COURT USE ONLY	
Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122		(858)224-6800			
Attorney For: PLAINTIFF		Reference Number: 3617374		70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for					
Defendant/Respondent: Greg Sims, et al.					
PROOF OF SERVICE		Hearing Date:	Time:	Dept./Div.	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): All Occupants in Care of Named Tenants, Greg Sims, Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

Andrew Hernandez

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013

(Signature)

NOTICE TO ENTER DWELLING UNIT

TO: Greg Sims; Carol Wormley; and all tenants, subtenants and any others in possession of

SUBJECT PREMISES: 3981 ROXTON AVENUE
LOS ANGELES, CA 90008

NOTICE IS HEREBY GIVEN THAT, pursuant to California Civil Code Section 1954, the Owner and/or its agents, employees or contractors will enter said premises on or about **Wednesday, October 23, 2013** at **10:00AM** during normal business hours for the purpose(s) listed below:

- ☐ 1. To inspect the rental unit to determine whether any repairs or services are necessary.
- ☒ 2. To exhibit the rental unit to workman or contractors.
- ☐ 3. To make the following necessary or agreed repairs, decorations, alterations or improvements: _____
- ☐ 4. To supply the following necessary or agreed services: _____
- ☐ 5. To exhibit the rental unit to prospective or actual purchasers*, mortgagees or tenants.
- ☐ 6. Pursuant to Court Order.
- ☐ 7. To install, repair, test and/or maintain the smoke detector.
- ☐ 8. To determine whether the resident(s) have abandoned or surrendered the premises.

The contact information for the Owner's agent for the premises is: Sebastian Stofenmacher of Edgestone Real Estate, Inc. at 247 S. Robertson Blvd., Beverly Hills, CA 90211; Telephone Number: 213-245-7928.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: October 21, 2013

By: Randall D. Naiman, Esq.

Attorneys for the new owner: THE BANK OF NEW
YORK MELLON, F/K/A THE BANK OF NEW YORK,
AS TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II TRUST 2006-AR8,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-AR8

NAIMAN LAW GROUP, PC

4660 La Jolla Village Drive, Suite 850

San Diego, California 92122

Telephone: (858) 224-6800

Facsimile: (858) 224-6801

*If the purpose of the entry is to exhibit the dwelling unit to prospective or actual purchasers the notice can be given orally, in person, or by telephone if the Owner/Agent has notified the Resident in writing within 120 days of the oral notice that the property is for sale and that the Owner/Agent may contact the Resident orally for the purpose described above. Twenty-four hours is presumed reasonable notice in the absence of evidence to the contrary. At the time of entry, the Owner/Agent is required to leave written evidence of the entry inside the unit.

PROOF OF SERVICE

(To be filled out by Server AFTER service on resident is complete)

I, the undersigned, being at least 18 years of age, declare that I served this notice, of which this is a true copy, on _____ (date), on the above-mentioned resident(s) in possession, in the manner indicated below.

- ☐ **BY DELIVERING** the notice personally to the resident(s) or to someone of suitable age and discretion at the premises at least 24 hours prior to the intended entry.
- ☐ **BY LEAVING** a copy of the notice at, near, or under the usual entry door of the premises at least 24 hours prior to the intended entry in a manner in which a reasonable person would discover the notice.
- ☐ **BY MAILING** a copy of the notice addressed to the resident(s) at least 6 days prior to intended entry.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed on _____ in _____, California.

Signature: _____

Print Name: _____

Attorney of Party Without Attorney (Name and Address)		Telephone No:		FOR COURT USE ONLY	
Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF 92122		(858)224-6800			
		Reference Number: 3621055		70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc.					
Defendant/Respondent: Greg Sims, et al.					
Hearing Date:		Time:		Dept./Div.	
PROOF OF SERVICE				Case Number:	
				NOTICE	

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

Attorney of Party Without Attorney (Name and Address)		Telephone No:		FOR COURT USE ONLY	
Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA 92122 Attorney For: PLAINTIFF		(858)224-6800			
		Reference Number: 3621056		70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc.					
Defendant/Respondent: Greg Sims, et al.					
Hearing Date:		Time:		Dept./Div.:	
Case Number:					
PROOF OF SERVICE				NOTICE	

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

Attorney of Party Without Attorney (Name and Address)		Telephone No.		FOR COURT USE ONLY	
Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA 92122 Attorney For: PLAINTIFF		(858)224-6800			
		Reference Number: 3621057		70574	

Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc.
Defendant/Respondent: Greg Sims, et al.

PROOF OF SERVICE

Hearing Date:

Time:

Dept./Div.:

Case Number:

NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): All tenants, subtenants and any others in possession

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

EXHIBIT “C”

SUMMONS ON FIRST AMENDED COMPLAINT**(CITACION JUDICIAL)****UNLAWFUL DETAINER—EVICTION****(RETENCIÓN ILÍCITA DE UN INMUEBLE—DESALOJO)****NOTICE TO DEFENDANT:****(AVISO AL DEMANDADO):**

Additional Parties Attachment form is attached

YOU ARE BEING SUED BY PLAINTIFF:**(LO ESTÁ DEMANDANDO EL DEMANDANTE):**

Additional Parties Attachment form is attached

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)**CONFORMED COPY
ORIGINAL FILED**
Superior Court of California
County of Los Angeles**NOV 19 2013**

Sherri R. Carter, Executive Officer/Clerk

By Jacqueline Morgan, Deputy

You have 5 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. (To calculate the five days, count Saturday and Sunday, but do not count other court holidays. If the last day falls on a Saturday, Sunday, or a court holiday then you have the next court day to file a written response.) A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of \$10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

Tiene 5 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. (Para calcular los cinco días, cuente los sábados y los domingos pero no los otros días feriados de la corte. Si el último día cae en sábado o domingo, o en un día en que la corte esté cerrada, tiene hasta el próximo día de corte para presentar una respuesta por escrito). Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de \$10,000 o más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

1. The name and address of the court is:
(El nombre y dirección de la corte es):
**SUPERIOR COURT OF CALIFORNIA
COUNTY OF LOS ANGELES
1725 Main Street, Room 232
Santa Monica, CA 90401
SANTA MONICA COURTHOUSE**

CASE NUMBER:
(Número del caso): **13R10102**

2. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
**Randall D. Naiman, Esq. (#81048) (858) 224-6800
Naiman Law Group, PC (858) 224-6801
4660 La Jolla Village Drive, Suite 850
San Diego, CA 92122**

3. (Must be answered in all cases) An unlawful detainer assistant (Bus. & Prof. Code, §§ 6400–6415) ☒ did not ☐ did for compensation give advice or assistance with this form. (If plaintiff has received any help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)

Date:
(Fecha)**NOV 19 2013**Clerk, by
(Secretario)**J. MORGAN**, Deputy
(Adjunto)

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

(SEAL)

4. NOTICE TO THE PERSON SERVED: You are served

- a. ☐ as an individual defendant.
b. ☐ as the person sued under the fictitious name of (specify):
c. ☐ as an occupant
d. ☐ on behalf of (specify):

under: ☐ CCP 416.10 (corporation) ☐ CCP 416.60 (minor)
☐ CCP 416.20 (defunct corporation) ☐ CCP 416.70 (conservatee)
☐ CCP 416.40 (association or partnership) ☐ CCP 416.90 (authorized person)
☐ CCP 415.46 (occupant) ☐ other (specify):

5. ☐ by personal delivery on (date):

SUM-200(A)

SHORT TITLE: THE BANK OF NEW YORK v. WORMLEY

CASE NUMBER:
13R10102

INSTRUCTIONS FOR USE

- ➔ This form may be used as an attachment to any summons if space does not permit the listing of all parties on the summons.
- ➔ If this attachment is used, insert the following statement in the plaintiff or defendant box on the summons: "Additional Parties Attachment form is attached."

List additional parties (Check only one box. Use a separate page for each type of party.):

☒ Plaintiff ☐ Defendant ☐ Cross-Complainant ☐ Cross-Defendant

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-AR8

SUM-200(A)

SHORT TITLE: THE BANK OF NEW YORK v. WORMLEY

CASE NUMBER:
13R10102

INSTRUCTIONS FOR USE

- ➔ This form may be used as an attachment to any summons if space does not permit the listing of all parties on the summons.
- ➔ If this attachment is used, insert the following statement in the plaintiff or defendant box on the summons: "Additional Parties Attachment form is attached."

List additional parties (Check only one box. Use a separate page for each type of party.):

☐ Plaintiff ☒ Defendant ☐ Cross-Complainant ☐ Cross-Defendant

GAYE BERETTA WORMLEY; GREG SIMS; CAROL WORMLEY; DARREN WRIGHT; OTIS WRIGHT;
MARGERIE WRIGHT; and DOES 1 to 6, inclusive

CM-010

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number, and address): Randall D. Naiman, Esq. (#81048) Naiman Law Group, PC 4660 La Jolla Village Drive Suite 850 San Diego, CA 92122 TELEPHONE NO.: (858) 224-6800 FAX NO.: (858) 224-6801 ATTORNEY FOR (Name): THE BANK OF NEW YORK MELLON, F/K/A THE B		FOR COURT USE ONLY
SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES COUNTY OF LOS ANGELES STREET ADDRESS: 1725 Main Street, Room 232 MAILING ADDRESS: Santa Monica, CA 90401 CITY AND ZIP CODE: SANTA MONICA COURTHOUSE BRANCH NAME:		
CASE NAME: THE BANK OF NEW YORK v. WORMLEY		
CIVIL CASE COVER SHEET <input type="checkbox"/> Unlimited (Amount demanded exceeds \$25,000) <input checked="" type="checkbox"/> Limited (Amount demanded is \$25,000 or less)	Complex Case Designation <input type="checkbox"/> Counter <input type="checkbox"/> Joinder Filed with first appearance by defendant (Cal. Rules of Court, rule 3.402)	CASE NUMBER: 13R10102 JUDGE: DEPT:

Items 1-6 below must be completed (see instructions on page 2).

1. Check **one** box below for the case type that best describes this case:

Auto Tort <input type="checkbox"/> Auto (22) <input type="checkbox"/> Uninsured motorist (46) Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort <input type="checkbox"/> Asbestos (04) <input type="checkbox"/> Product liability (24) <input type="checkbox"/> Medical malpractice (45) <input type="checkbox"/> Other PI/PD/WD (23) Non-PI/PD/WD (Other) Tort <input type="checkbox"/> Business tort/unfair business practice (07) <input type="checkbox"/> Civil rights (08) <input type="checkbox"/> Defamation (13) <input type="checkbox"/> Fraud (16) <input type="checkbox"/> Intellectual property (19) <input type="checkbox"/> Professional negligence (25) <input type="checkbox"/> Other non-PI/PD/WD tort (35) Employment <input type="checkbox"/> Wrongful termination (36) <input type="checkbox"/> Other employment (15)	Contract <input type="checkbox"/> Breach of contract/warranty (06) <input type="checkbox"/> Rule 3.740 collections (09) <input type="checkbox"/> Other collections (09) <input type="checkbox"/> Insurance coverage (18) <input type="checkbox"/> Other contract (37) Real Property <input type="checkbox"/> Eminent domain/Inverse condemnation (14) <input type="checkbox"/> Wrongful eviction (33) <input type="checkbox"/> Other real property (26) Unlawful Detainer <input type="checkbox"/> Commercial (31) <input checked="" type="checkbox"/> Residential (32) <input type="checkbox"/> Drugs (38) Judicial Review <input type="checkbox"/> Asset forfeiture (05) <input type="checkbox"/> Petition re: arbitration award (11) <input type="checkbox"/> Writ of mandate (02) <input type="checkbox"/> Other judicial review (39)	Provisionally Complex Civil Litigation (Cal. Rules of Court, rules 3.400-3.403) <input type="checkbox"/> Antitrust/Trade regulation (03) <input type="checkbox"/> Construction defect (10) <input type="checkbox"/> Mass tort (40) <input type="checkbox"/> Securities litigation (28) <input type="checkbox"/> Environmental/Toxic tort (30) <input type="checkbox"/> Insurance coverage claims arising from the above listed provisionally complex case types (41) Enforcement of Judgment <input type="checkbox"/> Enforcement of judgment (20) Miscellaneous Civil Complaint <input type="checkbox"/> RICO (27) <input type="checkbox"/> Other complaint (not specified above) (42) Miscellaneous Civil Petition <input type="checkbox"/> Partnership and corporate governance (21) <input type="checkbox"/> Other petition (not specified above) (43)
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2. This case ☐ is ☒ is not complex under rule 3.400 of the California Rules of Court. If the case is complex, mark the factors requiring exceptional judicial management:
- a. ☐ Large number of separately represented parties d. ☐ Large number of witnesses
- b. ☐ Extensive motion practice raising difficult or novel issues that will be time-consuming to resolve e. ☐ Coordination with related actions pending in one or more courts in other counties, states, or countries, or in a federal court
- c. ☐ Substantial amount of documentary evidence f. ☐ Substantial postjudgment judicial supervision
3. Remedies sought (check all that apply): a. ☒ monetary b. ☒ nonmonetary; declaratory or injunctive relief c. ☐ punitive
4. Number of causes of action (specify): 2
5. This case ☐ is ☒ is not a class action suit.
6. If there are any known related cases, file and serve a notice of related case. (You may use form CM-015.)

Date: 11/15/13

Randall D. Naiman, Esq. (#81048)
(TYPE OR PRINT NAME)

(SIGNATURE OF PARTY OR ATTORNEY FOR PARTY)

NOTICE

- Plaintiff must file this cover sheet with the first paper filed in the action or proceeding (except small claims cases or cases filed under the Probate Code, Family Code, or Welfare and Institutions Code). (Cal. Rules of Court, rule 3.220.) Failure to file may result in sanctions.
- File this cover sheet in addition to any cover sheet required by local court rule.
- If this case is complex under rule 3.400 et seq. of the California Rules of Court, you must serve a copy of this cover sheet on all other parties to the action or proceeding.
- Unless this is a collections case under rule 3.740 or a complex case, this cover sheet will be used for statistical purposes only.

Page 1 of 2

To Plaintiffs and Others Filing First Papers. If you are filing a first paper (for example, a complaint) in a civil case, you **must** complete and file, along with your first paper, the *Civil Case Cover Sheet* contained on page 1. This information will be used to compile statistics about the types and numbers of cases filed. You must complete items 1 through 6 on the sheet. In item 1, you must check **one** box for the case type that best describes the case. If the case fits both a general and a more specific type of case listed in item 1, check the more specific one. If the case has multiple causes of action, check the box that best indicates the **primary** cause of action. To assist you in completing the sheet, examples of the cases that belong under each case type in item 1 are provided below. A cover sheet must be filed only with your initial paper. Failure to file a cover sheet with the first paper filed in a civil case may subject a party, its counsel, or both to sanctions under rules 2.30 and 3.220 of the California Rules of Court.

To Parties in Rule 3.740 Collections Cases. A "collections case" under rule 3.740 is defined as an action for recovery of money owed in a sum stated to be certain that is not more than \$25,000, exclusive of interest and attorney's fees, arising from a transaction in which property, services, or money was acquired on credit. A collections case does not include an action seeking the following: (1) tort damages, (2) punitive damages, (3) recovery of real property, (4) recovery of personal property, or (5) a prejudgment writ of attachment. The identification of a case as a rule 3.740 collections case on this form means that it will be exempt from the general time-for-service requirements and case management rules, unless a defendant files a responsive pleading. A rule 3.740 collections case will be subject to the requirements for service and obtaining a judgment in rule 3.740.

To Parties in Complex Cases. In complex cases only, parties must also use the *Civil Case Cover Sheet* to designate whether the case is complex. If a plaintiff believes the case is complex under rule 3.400 of the California Rules of Court, this must be indicated by completing the appropriate boxes in items 1 and 2. If a plaintiff designates a case as complex, the cover sheet must be served with the complaint on all parties to the action. A defendant may file and serve no later than the time of its first appearance a joinder in the plaintiff's designation, a counter-designation that the case is not complex, or, if the plaintiff has made no designation, a designation that the case is complex.

CASE TYPES AND EXAMPLES

Auto Tort

Auto (22)—Personal Injury/Property Damage/Wrongful Death
Uninsured Motorist (46) (*if the case involves an uninsured motorist claim subject to arbitration, check this item instead of Auto*)

Other PI/PD/WD (Personal Injury/Property Damage/Wrongful Death) Tort

Asbestos (04)
Asbestos Property Damage
Asbestos Personal Injury/Wrongful Death
Product Liability (*not asbestos or toxic/environmental*) (24)
Medical Malpractice (45)
Medical Malpractice—Physicians & Surgeons
Other Professional Health Care Malpractice
Other PI/PD/WD (23)
Premises Liability (e.g., slip and fall)
Intentional Bodily Injury/PD/WD (e.g., assault, vandalism)
Intentional Infliction of Emotional Distress
Negligent Infliction of Emotional Distress
Other PI/PD/WD

Non-PI/PD/WD (Other) Tort

Business Tort/Unfair Business Practice (07)
Civil Rights (e.g., discrimination, false arrest) (*not civil harassment*) (08)
Defamation (e.g., slander, libel) (13)
Fraud (16)
Intellectual Property (19)
Professional Negligence (25)
Legal Malpractice
Other Professional Malpractice (*not medical or legal*)
Other Non-PI/PD/WD Tort (35)

Employment

Wrongful Termination (36)
Other Employment (15)

Contract

Breach of Contract/Warranty (06)
Breach of Rental/Lease
Contract (*not unlawful detainer or wrongful eviction*)
Contract/Warranty Breach—Seller Plaintiff (*not fraud or negligence*)
Negligent Breach of Contract/Warranty
Other Breach of Contract/Warranty
Collections (e.g., money owed, open book accounts) (09)
Collection Case—Seller Plaintiff
Other Promissory Note/Collections Case
Insurance Coverage (*not provisionally complex*) (18)
Auto Subrogation
Other Coverage
Other Contract (37)
Contractual Fraud
Other Contract Dispute

Real Property

Eminent Domain/Inverse Condemnation (14)
Wrongful Eviction (33)
Other Real Property (e.g., quiet title) (26)
Writ of Possession of Real Property
Mortgage Foreclosure
Quiet Title
Other Real Property (*not eminent domain, landlord/tenant, or foreclosure*)

Unlawful Detainer

Commercial (31)
Residential (32)
Drugs (38) (*if the case involves illegal drugs, check this item; otherwise, report as Commercial or Residential*)

Judicial Review

Asset Forfeiture (05)
Petition Re: Arbitration Award (11)
Writ of Mandate (02)
Writ—Administrative Mandamus
Writ—Mandamus on Limited Court Case Matter
Writ—Other Limited Court Case Review
Other Judicial Review (39)
Review of Health Officer Order
Notice of Appeal—Labor
Commissioner Appeals

Provisionally Complex Civil Litigation (Cal. Rules of Court Rules 3.400–3.403)

Antitrust/Trade Regulation (03)
Construction Defect (10)
Claims Involving Mass Tort (40)
Securities Litigation (28)
Environmental/Toxic Tort (30)
Insurance Coverage Claims (*arising from provisionally complex case type listed above*) (41)

Enforcement of Judgment

Enforcement of Judgment (20)
Abstract of Judgment (Out of County)
Confession of Judgment (*non-domestic relations*)
Sister State Judgment
Administrative Agency Award (*not unpaid taxes*)
Petition/Certification of Entry of Judgment on Unpaid Taxes
Other Enforcement of Judgment Case

Miscellaneous Civil Complaint

RICO (27)
Other Complaint (*not specified above*) (42)
Declaratory Relief Only
Injunctive Relief Only (*non-harassment*)
Mechanics Lien
Other Commercial Complaint Case (*non-tort/non-complex*)
Other Civil Complaint (*non-tort/non-complex*)

Miscellaneous Civil Petition

Partnership and Corporate Governance (21)
Other Petition (*not specified above*) (43)
Civil Harassment
Workplace Violence
Elder/Dependent Adult Abuse
Election Contest
Petition for Name Change
Petition for Relief from Late Claim
Other Civil Petition

SHORT TITLE: THE BANK OF NEW YORK v. WORMLEY

CASE NUMBER
13R10102

**CIVIL CASE COVER SHEET ADDENDUM AND
STATEMENT OF LOCATION
(CERTIFICATE OF GROUNDS FOR ASSIGNMENT TO COURTHOUSE LOCATION)**

This form is required pursuant to Local Rule 2.0 in all new civil case filings in the Los Angeles Superior Court.

Item I. Check the types of hearing and fill in the estimated length of hearing expected for this case:

JURY TRIAL? ☐ YES CLASS ACTION? ☐ YES LIMITED CASE? ☒ YES TIME ESTIMATED FOR TRIAL 1 1/2 ☒ HOURS / ☐ DAYS

Item II. Indicate the correct district and courthouse location (4 steps – If you checked “Limited Case”, skip to Item III, Pg. 4):

Step 1: After first completing the Civil Case Cover Sheet form, find the main Civil Case Cover Sheet heading for your case in the left margin below, and, to the right in Column **A**, the Civil Case Cover Sheet case type you selected.

Step 2: Check one Superior Court type of action in Column **B** below which best describes the nature of this case.

Step 3: In Column **C**, circle the reason for the court location choice that applies to the type of action you have checked. For any exception to the court location, see Local Rule 2.0.

Applicable Reasons for Choosing Courthouse Location (see Column C below)

1. Class actions must be filed in the Stanley Mosk Courthouse, central district.
2. May be filed in central (other county, or no bodily injury/property damage).
3. Location where cause of action arose.
4. Location where bodily injury, death or damage occurred.
5. Location where performance required or defendant resides.
6. Location of property or permanently garaged vehicle.
7. Location where petitioner resides.
8. Location wherein defendant/respondent functions wholly.
9. Location where one or more of the parties reside.
10. Location of Labor Commissioner Office

Step 4: Fill in the information requested on page 4 in Item III; complete Item IV. Sign the declaration.

	A Civil Case Cover Sheet Category/No.	B Type of Action (Check only one)	C Applicable Reasons (See Step 3 Above)
Auto Tort	Auto (22)	<input type="checkbox"/> A7100 Motor Vehicle - Personal Injury/Property Damage/Wrongful Death	1., 2., 4.
	Uninsured Motorist (46)	<input type="checkbox"/> A7110 Personal Injury/Property Damage/Wrongful Death – Uninsured Motorist	1., 2., 4.
Other Personal Injury/ Property Damage/ Wrongful Death Tort	Asbestos (04)	<input type="checkbox"/> A6070 Asbestos Property Damage <input type="checkbox"/> A7221 Asbestos - Personal Injury/Wrongful Death	2. 2.
	Product Liability (24)	<input type="checkbox"/> A7260 Product Liability (not asbestos or toxic/environmental)	1., 2., 3., 4., 8.
	Medical Malpractice (45)	<input type="checkbox"/> A7210 Medical Malpractice - Physicians & Surgeons	1., 4.
		<input type="checkbox"/> A7240 Other Professional Health Care Malpractice	1., 4.
	Other Personal Injury Property Damage Wrongful Death (23)	<input type="checkbox"/> A7250 Premises Liability (e.g., slip and fall)	1., 4.
		<input type="checkbox"/> A7230 Intentional Bodily Injury/Property Damage/Wrongful Death (e.g., assault, vandalism, etc.)	1., 4.
		<input type="checkbox"/> A7270 Intentional Infliction of Emotional Distress	1., 3.
		<input type="checkbox"/> A7220 Other Personal Injury/Property Damage/Wrongful Death	1., 4.

SHORT TITLE: THE BANK OF NEW YORK v. WORMLEY

CASE NUMBER
13R10102

	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons - See Step 3 Above
Non-Personal Injury/ Property Damage/ Wrongful Death Tort	Business Tort (07)	<input type="checkbox"/> A6029 Other Commercial/Business Tort (not fraud/breach of contract)	1., 3.
	Civil Rights (08)	<input type="checkbox"/> A6005 Civil Rights/Discrimination	1., 2., 3.
	Defamation (13)	<input type="checkbox"/> A6010 Defamation (slander/libel)	1., 2., 3.
	Fraud (16)	<input type="checkbox"/> A6013 Fraud (no contract)	1., 2., 3.
	Professional Negligence (25)	<input type="checkbox"/> A6017 Legal Malpractice <input type="checkbox"/> A6050 Other Professional Malpractice (not medical or legal)	1., 2., 3. 1., 2., 3.
	Other (35)	<input type="checkbox"/> A6025 Other Non-Personal Injury/Property Damage tort	2., 3.
Employment	Wrongful Termination (36)	<input type="checkbox"/> A6037 Wrongful Termination	1., 2., 3.
	Other Employment (15)	<input type="checkbox"/> A6024 Other Employment Complaint Case <input type="checkbox"/> A6109 Labor Commissioner Appeals	1., 2., 3. 10.
Contract	Breach of Contract/ Warranty (06) (not insurance)	<input type="checkbox"/> A6004 Breach of Rental/Lease Contract (not unlawful detainer or wrongful eviction) <input type="checkbox"/> A6008 Contract/Warranty Breach -Seller Plaintiff (no fraud/negligence) <input type="checkbox"/> A6019 Negligent Breach of Contract/Warranty (no fraud) <input type="checkbox"/> A6028 Other Breach of Contract/Warranty (not fraud or negligence)	2., 5. 2., 5. 1., 2., 5. 1., 2., 5.
	Collections (09)	<input type="checkbox"/> A6002 Collections Case-Seller Plaintiff <input type="checkbox"/> A6012 Other Promissory Note/Collections Case	2., 5., 6. 2., 5.
	Insurance Coverage (18)	<input type="checkbox"/> A6015 Insurance Coverage (not complex)	1., 2., 5., 8.
	Other Contract (37)	<input type="checkbox"/> A6009 Contractual Fraud <input type="checkbox"/> A6031 Tortious Interference <input type="checkbox"/> A6027 Other Contract Dispute(not breach/insurance/fraud/negligence)	1., 2., 3., 5. 1., 2., 3., 5. 1., 2., 3., 8.
Real Property	Eminent Domain/Inverse Condemnation (14)	<input type="checkbox"/> A7300 Eminent Domain/Condemnation Number of parcels _____	2.
	Wrongful Eviction (33)	<input type="checkbox"/> A6023 Wrongful Eviction Case	2., 6.
	Other Real Property (26)	<input type="checkbox"/> A6018 Mortgage Foreclosure <input type="checkbox"/> A6032 Quiet Title <input type="checkbox"/> A6060 Other Real Property (not eminent domain, landlord/tenant, foreclosure)	2., 6. 2., 6. 2., 6.
Unlawful Detainer	Unlawful Detainer-Commercial (31)	<input type="checkbox"/> A6021 Unlawful Detainer-Commercial (not drugs or wrongful eviction)	2., 6.
	Unlawful Detainer-Residential (32)	<input type="checkbox"/> A6020 Unlawful Detainer-Residential (not drugs or wrongful eviction)	2., 6.
	Unlawful Detainer- Post-Foreclosure (34)	<input checked="" type="checkbox"/> A6020F Unlawful Detainer-Post-Foreclosure	2., 6.
	Unlawful Detainer-Drugs (38)	<input type="checkbox"/> A6022 Unlawful Detainer-Drugs	2., 6.

SHORT TITLE: THE BANK OF NEW YORK v. WORMLEY

CASE NUMBER
13R10102

	A Civil Case Cover Sheet Category No.	B Type of Action (Check only one)	C Applicable Reasons See Step 3 Above
Judicial Review	Asset Forfeiture (05)	<input type="checkbox"/> A6108 Asset Forfeiture Case	2., 6.
	Petition re Arbitration (11)	<input type="checkbox"/> A6115 Petition to Compel/Confirm/Vacate Arbitration	2., 5.
	Writ of Mandate (02)	<input type="checkbox"/> A6151 Writ - Administrative Mandamus <input type="checkbox"/> A6152 Writ - Mandamus on Limited Court Case Matter <input type="checkbox"/> A6153 Writ - Other Limited Court Case Review	2., 8. 2. 2.
	Other Judicial Review (39)	<input type="checkbox"/> A6150 Other Writ /Judicial Review	2., 8.
Provisionally Complex Litigation	Antitrust/Trade Regulation (03)	<input type="checkbox"/> A6003 Antitrust/Trade Regulation	1., 2., 8.
	Construction Defect (10)	<input type="checkbox"/> A6007 Construction Defect	1., 2., 3.
	Claims Involving Mass Tort (40)	<input type="checkbox"/> A6006 Claims Involving Mass Tort	1., 2., 8.
	Securities Litigation (28)	<input type="checkbox"/> A6035 Securities Litigation Case	1., 2., 8.
	Toxic Tort Environmental (30)	<input type="checkbox"/> A6036 Toxic Tort/Environmental	1., 2., 3., 8.
	Insurance Coverage Claims from Complex Case (41)	<input type="checkbox"/> A6014 Insurance Coverage/Subrogation (complex case only)	1., 2., 5., 8.
Enforcement of Judgment	Enforcement of Judgment (20)	<input type="checkbox"/> A6141 Sister State Judgment <input type="checkbox"/> A6160 Abstract of Judgment <input type="checkbox"/> A6107 Confession of Judgment (non-domestic relations) <input type="checkbox"/> A6140 Administrative Agency Award (not unpaid taxes) <input type="checkbox"/> A6114 Petition/Certificate for Entry of Judgment on Unpaid Tax <input type="checkbox"/> A6112 Other Enforcement of Judgment Case	2., 9. 2., 6. 2., 9. 2., 8. 2., 8. 2., 8., 9.
	RICO (27)	<input type="checkbox"/> A6033 Racketeering (RICO) Case	1., 2., 8.
	Other Complaints (Not Specified Above) (42)	<input type="checkbox"/> A6030 Declaratory Relief Only	1., 2., 8.
		<input type="checkbox"/> A6040 Injunctive Relief Only (not domestic/harassment)	2., 8.
		<input type="checkbox"/> A6011 Other Commercial Complaint Case (non-tort/non-complex)	1., 2., 8.
		<input type="checkbox"/> A6000 Other Civil Complaint (non-tort/non-complex)	1., 2., 8.
Miscellaneous Civil Petitions	Partnership Corporation Governance (21)	<input type="checkbox"/> A6113 Partnership and Corporate Governance Case	2., 8.
	Other Petitions (Not Specified Above) (43)	<input type="checkbox"/> A6121 Civil Harassment <input type="checkbox"/> A6123 Workplace Harassment <input type="checkbox"/> A6124 Elder/Dependent Adult Abuse Case <input type="checkbox"/> A6190 Election Contest <input type="checkbox"/> A6110 Petition for Change of Name <input type="checkbox"/> A6170 Petition for Relief from Late Claim Law <input type="checkbox"/> A6100 Other Civil Petition	2., 3., 9. 2., 3., 9. 2., 3., 9. 2. 2., 7. 2., 3., 4., 8. 2., 9.

SHORT TITLE: THE BANK OF NEW YORK v. WORMLEY

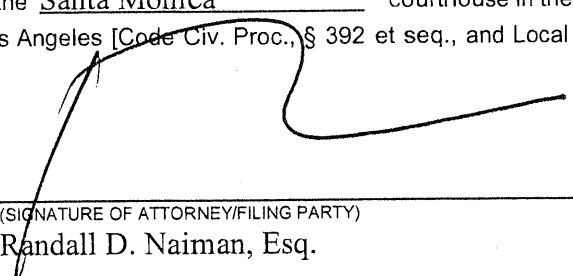
CASE NUMBER
13R10102

Item III. Statement of Location: Enter the address of the accident, party's residence or place of business, performance, or other circumstance indicated in Item II., Step 3 on Page 1, as the proper reason for filing in the court location you selected.

REASON: Check the appropriate boxes for the numbers shown under Column C for the type of action that you have selected for this case. <input type="checkbox"/> 1. <input type="checkbox"/> 2. <input type="checkbox"/> 3. <input type="checkbox"/> 4. <input type="checkbox"/> 5. <input checked="" type="checkbox"/> 6. <input type="checkbox"/> 7. <input type="checkbox"/> 8. <input type="checkbox"/> 9. <input type="checkbox"/> 10.		ADDRESS: 3981 Roxton Avenue
CITY: Los Angeles	STATE: CA	ZIP CODE: 90008

Item IV. Declaration of Assignment: I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct and that the above-entitled matter is properly filed for assignment to the Santa Monica courthouse in the West District of the Superior Court of California, County of Los Angeles [Code Civ. Proc., § 392 et seq., and Local Rule 2.0, subds. (b), (c) and (d)].

Dated: 11/15/13

(SIGNATURE OF ATTORNEY/FILING PARTY)

Randall D. Naiman, Esq.

PLEASE HAVE THE FOLLOWING ITEMS COMPLETED AND READY TO BE FILED IN ORDER TO PROPERLY COMMENCE YOUR NEW COURT CASE:

1. Original Complaint or Petition.
2. If filing a Complaint, a completed Summons form for issuance by the Clerk.
3. Civil Case Cover Sheet, Judicial Council form CM-010.
4. Civil Case Cover Sheet Addendum and Statement of Location form, LACIV 109, LASC Approved 03-04 (Rev. 03/11).
5. Payment in full of the filing fee, unless fees have been waived.
6. A signed order appointing the Guardian ad Litem, Judicial Council form CIV-010, if the plaintiff or petitioner is a minor under 18 years of age will be required by Court in order to issue a summons.
7. Additional copies of documents to be conformed by the Clerk. Copies of the cover sheet and this addendum must be served along with the summons and complaint, or other initiating pleading in the case.

NOTICE: EVERYONE WHO LIVES IN THIS RENTAL UNIT MAY BE EVICTED BY COURT ORDER. READ THIS FORM IF YOU LIVE HERE AND IF YOUR NAME IS NOT ON THE ATTACHED SUMMONS AND COMPLAINT.

1. If you live here and you do not complete and submit this form within 10 days of the date of service shown on this form, you will be evicted without further hearing by the court along with the persons named in the Summons and Complaint.
2. If you file this form, your claim will be determined in the eviction action against the persons named in the Complaint.
3. If you do not file this form, you will be evicted without further hearing.

CLAIMANT OR CLAIMANT'S ATTORNEY (Name and Address):		TELEPHONE NO.:	FOR COURT USE ONLY
ATTORNEY FOR (Name):			
NAME OF COURT: SUPERIOR COURT OF CALIFORNIA STREET ADDRESS: COUNTY OF LOS ANGELES MAILING ADDRESS: 1725 Main Street, Room 232 CITY AND ZIP CODE: Santa Monica, CA 90401 BRANCH NAME: SANTA MONICA COURTHOUSE			
PLAINTIFF: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAG DEFENDANT: GAYE BERETTA WORMLEY; GREG SIMS; CAROL WORMLEY; DARREN WRIGHT; OTIS WRIGHT; MARGERIE WRIGHT			
PREJUDGMENT CLAIM OF RIGHT TO POSSESSION			CASE NUMBER: 13R10102
Complete this form only if ALL of these statements are true: 1. You are NOT named in the accompanying Summons and Complaint. 2. You occupied the premises on or before the date the unlawful detainer (eviction) Complaint was filed. 3. You still occupy the premises.			(To be completed by the process server) DATE OF SERVICE: (Date that this form is served or delivered, and posted, and mailed by the officer or process server)

I DECLARE THE FOLLOWING UNDER PENALTY OF PERJURY:

1. My name is (*specify*):
2. I reside at (*street address, unit No., city and ZIP code*):
3. The address of "the premises" subject to this claim is (*address*): 3981 Roxton Avenue, Los Angeles, CA 90008
4. On (*insert date*): , the landlord or the landlord's authorized agent filed a complaint to recover possession of the premises. (*This date is the court filing date on the accompanying Summons and Complaint.*)
5. I occupied the premises on the date the complaint was filed (*the date in item 4*). I have continued to occupy the premises ever since.
6. I was at least 18 years of age on the date the complaint was filed (*the date in item 4*).
7. I claim a right to possession of the premises because I occupied the premises on the date the complaint was filed (*the date in item 4*).
8. I was not named in the Summons and Complaint.
9. I understand that if I make this claim of right to possession, I will be added as a defendant to the unlawful detainer (eviction) action.
10. (*Filing fee*) I understand that I must go to the court and pay a filing of \$ _____ or file with the court the form "Application for Waiver of Court Fees and Costs." I understand that if I don't pay the filing fee or file with the court the form for waiver of court fees within 10 days from the date of service on this form (excluding court holidays), I will not be entitled to make a claim of right to possession.

(Continued on reverse)

PLAINTIFF (Name): THE BANK OF NEW YORK MELLON
 BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MO
 DEFENDANT (Name): GAYE BERETTA WORMLEY; GREG SIMS; CAROL
 WORMLEY; DARREN WRIGHT; OTIS WRIGHT; MARGERIE WRIGH

CASE NUMBER:

13R10102

NOTICE: If you fail to file this claim, you will be evicted without further hearing.

11. (Response required within five days after you file this form) I understand that I will have *five days* (excluding court holidays) to file a response to the Summons and Complaint after I file this Prejudgment Claim of Right to Possession form.

12. **Rental agreement.** I have (check all that apply to you):

- a. ☐ an oral rental agreement with the landlord.
- b. ☐ a written rental agreement with the landlord.
- c. ☐ an oral rental agreement with a person other than the landlord.
- d. ☐ a written rental agreement with a person other than the landlord.
- e. ☐ other (explain):

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WARNING: Perjury is a felony punishable by imprisonment in the state prison.

Date:

.....
 (TYPE OR PRINT NAME)

 (SIGNATURE OF CLAIMANT)

NOTICE: If you file this claim of right to possession, the unlawful detainer (eviction) action against you will be determined at trial. At trial, you may be found liable for rent, costs, and, in some cases, treble damages.

- NOTICE TO OCCUPANTS -

YOU MUST ACT AT ONCE if all the following are true:

1. You are NOT named in the accompanying Summons and Complaint.
2. You occupied the premises on or before the date the unlawful detainer (eviction) complaint was filed. (The date is the court filing date on the accompanying Summons and Complaint.)
3. You still occupy the premises.

(Where to file this form) You can complete and SUBMIT THIS CLAIM FORM WITHIN 10 DAYS from the date of service (on the reverse of this form) at the court where the unlawful detainer (eviction) complaint was filed.

(What will happen if you do not file this form) If you do not complete and submit this form (and pay a filing fee or file the form for proceeding in forma pauperis if you cannot pay the fee), YOU WILL BE EVICTED.

After this form is properly filed, you will be added as a defendant in the unlawful detainer (eviction) action and your right to occupy the premises will be decided by the court. If you do not file this claim, you will be evicted without a hearing.

CONFORMED COPY
ORIGINAL FILED
Superior Court of California
County of Los Angeles

NOV 19 2013

Sherri R. Carter, Executive Officer/Clerk

By Jacqueline Morgan, Deputy

Randall D. Naiman, Esq. - State Bar No. 81048
NAIMAN LAW GROUP,
Professional Corporation
4660 La Jolla Village Drive, Suite 850
San Diego, California 92122
(858) 224-6800 (telephone)
(858) 224-6801 (facsimile)

Attorney for Plaintiff, **THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8**

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
SANTA MONICA COURTHOUSE

THE BANK OF NEW YORK MELLON,
F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II TRUST
2006-AR8, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2006-AR8

Plaintiff,

vs.

GAYE BERETTA WORMLEY; GREG
SIMS; CAROL WORMLEY; DARREN
WRIGHT; OTIS WRIGHT; MARGERIE
WRIGHT and DOES 1 to 6, inclusive

Defendants.

Case No.: 13R10102

LIMITED CIVIL CASE

**FIRST AMENDED COMPLAINT FOR
UNLAWFUL DETAINER**

**AMOUNT DEMANDED DOES NOT
EXCEED \$10,000.00**

**Action based on Code of Civil
Procedure Section 1161a**

(Post-Foreclosure)

Plaintiff alleges:

1. Plaintiff The Bank of New York Mellon, F/K/A the Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8 is, and at all times mentioned herein was, a national bank chartered under the laws of the United States of America. Plaintiff is

1 exempt from California laws requiring foreign corporations to qualify to do business in the
2 State of California.

3 2. This court is the proper court for this action because:

4 a. Each defendant resides and/or conducts business in the area served by this
5 Court;

6 b. The real property which is the subject of this action **3981 Roxton Avenue,**
7 **Los Angeles, CA 90008** (hereinafter, the "Property"), is located in the area served by this
8 Court; and

9 c. The amount of damages claimed in this action does not exceed \$10,000.00.

10 3. Plaintiff is informed and believes and thereon alleges that the defendants,
11 and each of them, are, and at all times herein mentioned, were residents of the County of
12 Los Angeles, State of California, and reside within the jurisdictional boundaries of this
13 Court.

14 4. The true names and capacities of Does 1 through 6, inclusive, are presently
15 unknown to Plaintiff, who therefore sues such defendants under such fictitious names
16 pursuant to Section 474 of the Code of Civil Procedure. Plaintiff is informed and believes,
17 and on such information and belief, alleges that each such "Doe" defendant is in
18 possession of the Property, without the permission or consent of Plaintiff, and Plaintiff will
19 amend this complaint to state the true names and capacities of said defendants when the
20 same have been ascertained.

21 5. Plaintiff is informed and believes, and thereon alleges that the defendants
22 and each of them, are, and at all times mentioned herein were, the agent, servant and
23 employee of each of the other defendants, and in doing the things herein alleged, were
24 acting within the course and scope of said agency and employment.

25 **FIRST CAUSE OF ACTION**

26 **(For Unlawful Detainer)**

27 **(Against defendant(s) Gaye Beretta Wormley; and DOES 1 to 3)**

6. Plaintiff incorporates paragraphs 1 through 5 of this complaint by reference as if fully set forth herein again.

7. Plaintiff is the owner of and entitled to immediate possession of the Property.

8. On January 25, 2013, Plaintiff purchased the Property at a non-judicial foreclosure sale held in accordance Civil Code § 2924 under a power of sale contained in a Deed of Trust executed by defendant Gaye Beretta Wormley, a married woman, as her sole and separate property. On February 7, 2013, title under the sale was duly perfected in Plaintiff by the recording of a Trustee's Deed Upon Sale in the Official Records, County of Los Angeles. A true and correct copy of the Trustee's Deed Upon Sale is attached hereto as Exhibit "1" and incorporated herein by this reference.

9. Defendant Gaye Beretta Wormley is the former owner of the Property ("Former Owner").

10. On February 14, 2013, in the manner required by law, Plaintiff caused to be served upon Former Owner (except any tenants or subtenants), and each of them, a written notice ("Notice") to quit and deliver upon possession of the Property to Plaintiff within three (3) days after service of the Notice. A true and correct copy of the Notice and Proof of Service thereof are attached hereto collectively as Exhibit "2", and incorporated herein by this reference.

11. More than three (3) days have elapsed since the service of the Notice, but Former Owner, and each of them, have failed and refused to deliver up possession of said premises to Plaintiff.

12. Former Owner, and each of them, remain in possession of the Property without Plaintiff's permission or consent.

SECOND CAUSE OF ACTION

(For Unlawful Detainer)

(Against defendant(s) Greg Sims; Carol Wormley; Darren Wright; Otis Wright;

Margerie Wright and DOES 4 to 6)

1 13. Plaintiff incorporates paragraphs 1 through 9 of this complaint by reference
2 as if fully set forth herein.

3 14. On information and belief, Greg Sims, Carol Wormley, Darren Wright, Otis
4 Wright and Margerie Wright are tenants of the Former Owner of the Property ("Tenants").

5 15. Tenants have violated the terms of Tenants' tenancy and the City of Los
6 Angeles Rent Stabilization Ordinance and/or the City of Los Angeles Foreclosure Eviction
7 Ordinance (Ordinance No. 180441), for the following reasons:

8 a. Tenants have failed to disclose the terms of Tenants' tenancy and enter into
9 a written extension / renewal under such terms that are materially the same as the
10 previous agreement. [See, Los Angeles Municipal Code § 151.09 A (5)]; and

11 b. Tenants have failed to provide access to the premises for purposes of
12 inspection and/or making any necessary repairs in accordance with California law. [See,
13 Los Angeles Municipal Code § 151.09 A(6)]

14 16. After the foreclosure sale, Plaintiff's agent made attempts to inform Tenants
15 regarding the change of ownership, to obtain information from tenants concerning the
16 terms of any prior tenancies, and to obtain access to the Property.

17 17. On August 15, 2013, Plaintiff served Tenants with a California Civil Code
18 Section 1962 Notice in accordance with California Code of Civil Procedure § 1162. A true
19 and correct copy of the notice and proof of service are attached hereto collectively as
20 Exhibit "3" and incorporated herein by reference.

21 18. On August 15, 2013, Plaintiff served Tenants with a Notice of Change of
22 Ownership and Demand for Information and Access to Premises in accordance with
23 California Code of Civil Procedure § 1162. A true and correct copy of the notice and
24 proof of service are attached hereto collectively as Exhibit "4" and incorporated herein by
25 reference. Tenants failed to comply with said notice.

26 19. On October 22, 2013, Plaintiff served Tenants with a Notice to Enter
27 Dwelling Unit in accordance with California Civil Code § 1954. A true and correct copy of
28 the Notice to Enter Dwelling Unit and proof of service are attached hereto collectively as

Exhibit "5" and incorporated herein by reference. Tenants failed to permit entry to the Property pursuant to the Notice to Enter Dwelling Unit.

20. On October 30, 2013, Plaintiff served Tenants with a Three Day Notice to Perform Covenant or Quit in accordance with California Code of Civil Procedure § 1162 which included notice that Plaintiff would enter the property for the purpose of inspection and making necessary repairs or improvements. A true and correct copy of the Three Day Notice to Perform Covenant or Quit and proof of service are attached hereto collectively as Exhibit "6" and incorporated herein by reference. All facts stated in the notice are true and are incorporated herein by this reference. Tenants failed to permit entry to the Property pursuant to the Three Day Notice to Perform Covenant or Quit.

22. More than three days have elapsed since the service of the Three Day Notice to Perform Covenant or Quit, but Tenants, and each of them, have failed and refused to comply with the Three Day Notice to Perform Covenant or Quit.

23. Tenants, and each of them, remain in possession of the Property without Plaintiff's permission or consent.

24. The Three Day Notice to Perform Covenant or Quit was given in good faith with honest intent and with no ulterior motive pursuant to Sections 151.09 A (5) and (6) of Los Angeles Municipal Code. Those sections state that an owner may evict a tenant if:

5. The tenant, who had a written lease or rental agreement which terminated on or after the effective date of this chapter, has refused, after written request or demand by the landlord to execute a written extension or renewal thereof for a further term of like duration with similar provisions and in such terms as are not inconsistent with or violative of any provision of this chapter or any other provision of law.

6. The tenant has refused the landlord reasonable access to the unit for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by the lease or by law, or for the purpose of showing the rental unit to any prospective purchaser or mortgagee.

25. Advice is available from the Los Angeles Housing and Community Investment Department located 1200 W. 7th Street, #900, Los Angeles, California, 90017;

1 Telephone: (866) 557-RENT (7368); website: <http://lahd.lacity.org/>. Parties seeking legal
2 advice concerning evictions should consult with an attorney.

3 26. Tenants remain in possession of the Property without the permission or
4 consent of Plaintiff.

5 27. The daily fair market rental value of the Property is at least \$50.00.

6 WHEREFORE, Plaintiff prays for judgment against defendants as follows:

7 **ON THE FIRST CAUSE OF ACTION**

- 8 1. For restitution of the Property;
- 9 2. For damages in the amount of at least \$50.00 per day from February 21,
10 2013 for each day that Defendants continue in possession of the Property through the
11 date of entry of judgment;

12 **ON THE SECOND CAUSE OF ACTION**

- 13 1. For restitution of the Property;
- 14 2. For damages in the amount of at least \$50.00 per day from November 5,
15 2013 for each day that Tenants continue in possession of the Property through the date of
16 entry of judgment;

17 **ON ALL CAUSES OF ACTION**

- 18 1. For costs of suit incurred herein; and
- 19 2. For such other and further relief as the Court deems just and proper.
- 20

21 Dated: November 15, 2013

22 **NAIMAN LAW GROUP,**
23 **Professional Corporation**

24 By: _____

25 Randall D. Naiman
26 Attorney for Plaintiff **THE BANK OF NEW YORK**
27 **MELLON, F/K/A THE BANK OF NEW YORK,**
28 **AS TRUSTEE FOR STRUCTURED ASSET**
MORTGAGE INVESTMENTS II TRUST 2006-
AR8, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR8

VERIFICATION

I, the undersigned, say:

That I am the attorney for Plaintiff in this action. The Plaintiff is absent from the County of San Diego, California, where I have my office in that Plaintiff's headquarters are not located in this county, or the Plaintiff is otherwise unable to verify this pleading as of the date set forth hereinbelow, and I make this verification for and on behalf of the party for that reason. I have read the foregoing complaint for unlawful detainer and know its contents. I am informed and believe, and on that ground, allege that the matters stated in it are true.

I declare under penalty of perjury that the foregoing is true and correct.

Executed November 15, 2013, at San Diego, California.

NAIMAN LAW GROUP
Professional Corporation

By: _____

Randall D. Naiman, Esq.
Attorney for Plaintiff **THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF NEW YORK,
AS TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II TRUST 2006-
AR8, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR8**

THIS IS TO CERTIFY THAT THIS IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED
IN THE OFFICE OF LOS ANGELES COUNTY

RECORDING FEE: \$18.00

RECORDED ON: February 7, 2013

AS DOCUMENT NO: 20130200005

BY: s/ LUIS HENRIQUEZ

LSI TITLE COMPANY

Recording requested by:

When recorded mail to:

JPMorgan Chase Bank, N.A.
2780 Lake Vista Drive
Lewisville, TX 75067

Forward tax statements to the address given above

Space above this line for recorders use

TS No.: CA-11-437137-RM

Order No.: 110180203-CA-GTO

APN No.: 5034-014-017

Trustee's Deed Upon Sale

Transfer Tax: \$0.00

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$599,268.56**

The amount paid by the grantee at the trustee sale was: **\$599,268.56**

The documentary transfer tax is: **None**

Said property is in the City of: **LOS ANGELES**, County of **LOS ANGELES**

QUALITY LOAN SERVICE CORPORATION, , as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for **Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8**

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **LOS ANGELES**, State of California, described as follows:

LOT 33 OF TRACT NO. 11009, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 192, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NO.: 5034-014-017

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **GAYE BERETTA WORMLEY, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY**, as trustor, dated **8/4/2006**, and recorded on **8/18/2006** as instrument number **06 1841115** of Official Records in the office of the Recorder of **LOS ANGELES**, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of

Trust recorded on **6/13/2012**, instrument no **12-879494**, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten/thirty days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on **1/25/2013** at the place named in the Notice of Sale, in the County of **LOS ANGELES**, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being **\$599,268.56** in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:

JAN 28 2013

QUALITY LOAN SERVICE CORPORATION,

By: Karla Sanchez, Assistant Secretary

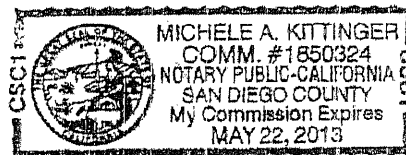
State of: California
County of: San Diego

On 1.28.13 before me, Michele A. Kittinger a notary public, personally appeared Karla Sanchez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under *PENALTY OF PERJURY* under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michele A. Kittinger (Seal)
Michele A. Kittinger



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Notice to Any Renters Living At

3981 Roxton Avenue, Los Angeles, CA 90008

The attached notice means that your home was recently sold in foreclosure and the new owner plans to evict you.

You should talk to a lawyer NOW to see what your rights are. You may receive court papers in a few days. If your name is on the papers it may hurt your credit if you do not respond and simply move out.

Also, if you do not respond within five days of receiving the papers, even if you are not named in the papers, you will likely lose any rights you may have. In some cases, you can respond without hurting your credit. You should ask a lawyer about it.

You may have the right to stay in your home for 90 days or longer, regardless of any deadlines stated on any attached papers. In some cases and in some cities with a "just cause for eviction law," you may not have to move at all. But you must take the proper legal steps in order to protect your rights.

How to Get Legal Help

If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpca.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association.

THREE (3) DAY NOTICE TO QUIT

TO: GAY BERETTA WOMLEY, and any others in possession

ADDRESS: 3981 ROXTON AVENUE, LOS ANGELES, CA 90008

The above-referenced real property ("Property") was sold in accordance with section 2924 of the California Civil Code under a power of sale contained in a deed of trust securing the Property, and title under the sale has been duly perfected. The new owner seeks in good faith to recover possession of the Property.

Within three (3) days after service of this notice, you are hereby required to vacate and deliver possession of the Property described above now held and occupied by you to the undersigned unless you are a tenant or subtenant who rented the Property before the foreclosure sale.

This notice is intended as a notice to quit pursuant to California Code of Civil Procedure section 1161a.

Note: if you are not one of the persons named above or you claim to be a tenant or subtenant who is entitled to remain in the Property, you must give telephonic or written notice to the undersigned within three (3) days of the date this notice is served.

On information and belief, the Property is not a rental unit or is otherwise exempt from the City of Los Angeles Rent Stabilization Ordinance and City of Los Angeles Foreclosure Eviction Ordinance (Ordinance No. 180441). This notice is given in good faith with honest intent and with no ulterior motive. Information regarding evictions is available from the Los Angeles Housing Department. Parties seeking legal advice concerning evictions should consult with an attorney. The Los Angeles Housing Department is located at 1200 W. 7th Street, First Floor, Los Angeles, California, 90017; Telephone: (866) 557-RENT (7368); website: <http://lahd.lacity.org/>.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS:

If you are or recently were on active duty or active service, you may be eligible for benefits and protections under the federal Servicemembers Civil Relief Act (SCRA). This includes protection from foreclosure or eviction. You also may be eligible for benefits and protections under state law. SCRA and state military benefits and protections also may be available if you are the dependent of an eligible servicemember.

Eligible service may include:

- Active duty with the Army, Navy, Air Force, Marine Corps, or Coast Guard;

- Active service with the National Guard;
- Active service as a commissioned officer of the National Oceanic and Atmospheric Administration;
- Active service as a commissioned officer of the Public Health Service;
- Service with the forces of a nation with which the United States is allied in a war or military action;
- Service with the National Guard or a state militia under a state call to duty; or
- Any period when you are absent from duty because of sickness, wounds, leave, or other lawful cause.

For more information on SCRA or if you have any questions, please contact the undersigned at (858) 535-4808.

DATED: February 13, 2013

NAIMAN LAW GROUP, PC

By: Randall D. Naiman, Esq.
Attorneys for the new owner: THE BANK OF
NEW YORK MELLON, F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE
INVESTMENTS II TRUST 2006-AR8,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR8
NAIMAN LAW GROUP, PC
4660 La Jolla Village Drive, Suite 500
San Diego, California 92122
Telephone: (858) 535-4808
Facsimile: (858) 535-4809

CALIFORNIA PENAL CODE SECTION 594 reads as follows: "Every person who maliciously injures or destroys any real or personal property not his/her own, in cases otherwise than such as are specified in this Code, is guilty of a misdemeanor."

Attorney of Party Without Attorney (Name and Address) Naiman Law Group 4660 La Jolla Village Drive San Diego CA 92122 Attorney For: PLAINTIFF		Telephone No: (858)535-4808	FOR COURT USE ONLY	
		Reference Number: 3603538	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York as Successor for Defendant/Respondent: Gay Beretta Womley, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Three Day Notice to Quit and Coversheet

On the following tenant(s): Gay Beretta Womley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 2/14/2013 at 12:30pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 2/15/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group 4660 La Jolla Village Drive San Diego CA 92122 Attorney For: PLAINTIFF		Telephone No: (858)535-4808	FOR COURT USE ONLY	
		Reference Number: 3603539	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York as Successor for Defendant/Respondent: Gay Beretta Womley, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Three Day Notice to Quit and Coversheet

On the following tenant(s): All Occupants in Care of Named Tenant, Gay Beretta Womley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 2/14/2013 at 12:30pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 2/15/2013

(Signature)

NOTICE TO TENANTS

(California Civil Code Section 1962)

For the residential premises located at: 3981 Roxton Avenue, Los Angeles, CA, 90008.

Information Regarding the Property Manager and for Service of Process, Notices and Demands

The name, street address and telephone number of the person authorized to manage the Premises are the following:

Carrington Property Services, LLC
1610 E. St. Andrew Place, Suite B150
Santa Ana, CA 92705
Telephone: (877)616-2777
[ADA compliant telephone number]

The name and street address of a person authorized to act for and on behalf of the owner for purposes of service of process and receipt of all notices and demands from tenants occupying the Premises are the following:

Randall D. Naiman, Esq.
Naiman Law Group, PC
4660 La Jolla Village Drive, Suite 850
San Diego, CA 92122
(858) 224-6800
[ADA compliant telephone number]

Information For Payment of Rent


Rent payments shall be made payable to Carrington Property Services, LLC and delivered to Carrington Property Services, LLC at the following address:

1610 E. St. Andrew Place, Suite B150
Santa Ana, CA 92705

Rent payments may be made personally from 8:00 a.m. to 5:00 p.m., Monday through Friday, excluding legal holidays. Rent payments may be made in the form of cash, check, cashier's check or money order.

NAIMAN LAW GROUP,
Professional Corporation

Dated: August 14, 2013



Randall D. Naiman, Esq.
Attorneys for the owner: The Bank of New York Mellon, f/k/a
The Bank of New York, as Trustee for Structured Asset
Mortgage Investments II Trust 2006-AR8, Mortgage Pass-
Through Certificates, Series 2006-AR8
4660 La Jolla Village Drive, Suite 850
San Diego, CA 92122
Telephone: (858) 224-6800
[ADA compliant telephone number]
Facsimile: (858) 224-6801

Attorney of Party Without Attorney (Name and Address, Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF		Telephone: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3617375	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Tenants (California Civil Code Section 1962)

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:44pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

Andrew Hernandez

Registered California Process Server:

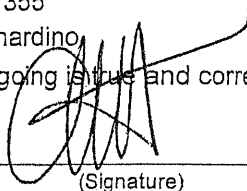
(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 11/6/2013


(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF		Telephone: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3817375	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Tenants (California Civil Code Section 1962)

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:44pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

Andrew Hernandez

Registered California Process Server:

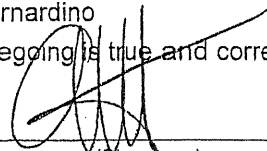
(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 11/6/2013


(Signature)

Attorney of Party Without Attorney (Name and Address), Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF 92122		Main Document Page 61 of 109 (858)224-6800		FOR COURT USE ONLY	
		Reference Number: 3617375		70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.					
PROOF OF SERVICE		Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Tenants (California Civil Code Section 1962)

On the following tenant(s): All Tenants, Subtenants, and Any Others in Possession

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:44pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

Andrew Hernandez

Registered California Process Server:

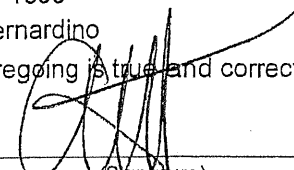
(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 11/6/2013


(Signature)

**NOTICE OF CHANGE OF OWNERSHIP
AND REQUEST FOR INFORMATION AND ACCESS TO PREMISES**

TO: GREG SIMS; CAROL WORMLEY; AND ALL TENANTS, SUBTENANTS, AND
ANY OTHERS IN POSSESSION

SUBJECT PREMISES: 3981 ROXTON AVENUE, LOS ANGELES, CA 90008

NOTICE IS HEREBY GIVEN THAT THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8 ("New Owner") purchased the above-referenced real property you occupy (hereafter, the "Property") at a non-judicial foreclosure sale held on **1/25/2013**. If you are a tenant or subtenant who rented the Property prior to the foreclosure sale (not a former owner of the property), **DEMAND IS HEREBY MADE** that you perform each of the following acts within **SEVEN (7) days** from the date of the Notice:

1. Disclose the terms of your tenancy. Complete the attached questionnaire entitled "CHANGE IN OWNERSHIP OCCUPANT QUESTIONNAIRE - FORECLOSURE" and return it, together with a copy of your lease or rental agreement, if any, to the undersigned, Randall D. Naiman, Esq., at the below address.
2. Provide to the undersigned at the below address proof of any and all rental payments you have made since **1/25/2013**, the date of the sale, including without limitation cancelled checks, rent receipts, etc., including proof of the security deposit paid to the prior landlord.
3. If you had an oral or written lease or rental agreement with the prior owner, enter into a written extension / renewal under such terms that are materially the same as the previous agreement to be prepared by the undersigned; provided, however, the terms of any extension / renewal are subject to the New Owner's review and approval.
4. Provide the New Owner and/or its agent access to the Property for purposes inspection and to determine whether any repairs are necessary. Contact SEBASTIAN STOFENMACHER, EDGESTONE REAL ESTATE, INC., 247 S. ROBERTSON BLVD., BEVERLY HILLS, CA 90211, the agent for New Owner at 213-245-7928 to arrange for access to the Property.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS:

If you are or recently were on active duty or active service, you may be eligible for benefits and protections under the federal Servicemembers Civil Relief Act (SCRA). This includes protection from foreclosure or eviction. You also may be eligible for benefits and protections under state law. SCRA and state military benefits and protections also may be available if you are the dependent of an eligible servicemember.

Eligible service may include:

- Active duty with the Army, Navy, Air Force, Marine Corps, or Coast Guard;
- Active service with the National Guard;
- Active service as a commissioned officer of the National Oceanic and Atmospheric Administration;
- Active service as a commissioned officer of the Public Health Service;
- Service with the forces of a nation with which the United States is allied in a war or military action;
- Service with the National Guard or a state militia under a state call to duty; or
- Any period when you are absent from duty because of sickness, wounds, leave, or other lawful cause.

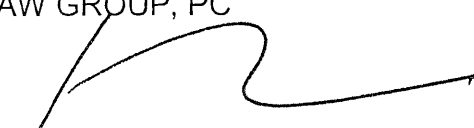
For more information on SCRA, please contact the undersigned at (858) 224-6800.

Information regarding the City of Los Angeles Rent Stabilization Ordinance is available from the Los Angeles Housing Department located at 1200 W. 7th Street, First Floor, Los Angeles, California, 90017; Telephone: (866) 557-RENT (7368); website: <http://lahd.lacity.org/>.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: August 14, 2013



By: Randall D. Naiman, Esq.
Attorneys for the New Owner: THE BANK OF
NEW YORK MELLON, F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE
INVESTMENTS II TRUST 2006-AR8,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR8
Naiman Law Group, PC
4660 La Jolla Village Drive
Suite 850
San Diego, CA 92122
Telephone: (858) 224-6800
Facsimile: (858) 224-6801

Attachment: Change in Ownership Occupant Questionnaire – Foreclosure
Notice of Property Subject to The Rent Stabilization Ordinance
Trustee's Deed Upon Sale

CHANGE IN OWNERSHIP OCCUPANT QUESTIONNAIRE - FORECLOSURE

Please fill out this form as completely as you can and return it, along with a copy of your lease and evidence of rent payments, via facsimile or mail to: Randall D. Naiman, Esq., Naiman Law Group, PC, 4660 La Jolla Village Drive, Suite 850, San Diego, CA 92122; Telephone Number (858) 224-6800; Facsimile Number: (858) 224-6801.

Property Address: 3981 ROXTON AVENUE, LOS ANGELES, CA 90008

A. Names of All Occupants	Move in Date	Best Contact Phone No.
_____	_____	(____) _____
_____	_____	(____) _____
_____	_____	(____) _____
_____	_____	(____) _____

B. Did you have a lease? (please circle) Yes / No

C. Do you receive a rent subsidy (such as section 8) (please circle): Yes / No

D. If you receive a subsidy, please list the name, address, case worker's name, and phone number of the agency or housing authority handling you case/subsidy program.

E. Monthly Rent Amount: \$ _____ Date Due: _____

F. Rent currently paid through: _____

G. Date lease started: _____

H. Date lease expired/converted to month-to-month: _____

I. Amount of security deposit, if any: \$ _____

J. List of utilities you are currently responsible for paying: _____

K. List of utilities your (former) landlord was responsible for paying: _____

L. Are there any current problems with your unit (please circle): Yes / No

If so, please explain in detail: _____

M. Relationship to the former owner (please circle) None / child, spouse, or parent

Signed:

Occupant(s)

Date

Occupant(s)

Date

Occupant(s)

Date

Occupant(s)

Date

NOTICE TO TENANTS

You are hereby notified that this building is subject to the Los Angeles Rent Stabilization Ordinance (RSO), LAMC Chapter XV

The RSO regulates rent increases:

- Landlords may only collect rents of units registered with the Los Angeles Housing Department.
- Generally, a landlord may not raise the rent in excess of the annual allowable rent increase unless otherwise permitted by LAHD or the Los Angeles Municipal Code.
- A reduction in services may also constitute an unlawful rent increase.

The RSO limits the reasons for which a tenant may be evicted:

- The landlord may be required to pay relocation assistance for certain evictions.
- Mere foreclosure or sale of a property is not an allowable reason for eviction.

All rental properties in the City of Los Angeles must meet the minimum habitability requirements set forth in the Building Code and the California Health and Safety Code.

For further information, or to file a complaint, please contact the Los Angeles Housing Department hotline at (213) 808-8888 or log on to <http://lahd.lacity.org>

OWNERS ARE REQUIRED TO POST THIS NOTICE IN A CONSPICUOUS LOCATION IN THE LOBBY OF THE PROPERTY, NEAR A MAILBOX USED BY ALL RESIDENTS ON THE PROPERTY, OR IN OR NEAR A PUBLIC ENTRANCE TO THE PROPERTY.

ATENCIÓN INQUILINOS:

Le notifican por este medio que esta propiedad esta sujeta a la Ordenanza de la Estabilización de Rentas de la Ciudad de Los Ángeles (RSO), Capítulo XV del Código Municipal (LAMC)

El RSO regula los aumentos de renta:

- El propietario solo puede recibir pagos de renta si su unidad esta registrada con el Departamento de Viviendas (LAHD).
- Por lo general, no se le permite al propietario aumentar la renta por más del permitido porcentaje anual a menos que sea permitido por el LAHD o el Código Municipal (LAMC).
- Una reducción en los servicios también podría representar un aumento de renta ilegal.

El RSO pone límites en las razones para desalojar a los inquilinos:

- El dueño podría ser sujeto a pagar asistencia de reubicación por ciertos desalojos.
- La ejecución hipotecaria, el remate, o la venta de una propiedad no son razones aceptables para desalojar a los inquilinos.

Todas las propiedades de alquiler en la Ciudad de Los Ángeles tienen que cumplir con los requisitos mínimos de habitabilidad expuestos por el Código de Edificios y el Código de Salud y Seguridad de California.

Para mas información, o para iniciar una queja, comuníquese con el Departamento de Viviendas llamando al (213) 808-8888, o por internet en <http://lahd.lacity.org>

EL PROPIETARIO DEBE FIJAR ESTA NOTIFICACIÓN EN UN LUGAR VISIBLE - EN EL VESTÍBULO DE LA PROPIEDAD, CERCA DE LOS BUZONES DE CORREO DE LOS RESIDENTES DE LA PROPIEDAD, O DENTRO O CERCA DE LA ENTRADA PÚBLICA DE LA PROPIEDAD.

RSO

THIS IS TO CERTIFY THAT THIS IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED
IN THE OFFICE OF LOS ANGELES COUNTY

RECORDING FEE: \$18.00

RECORDED ON: February 7, 2013

AS DOCUMENT NO: 20130200005

BY: s/ LUIS HENRIQUEZ

LSI TITLE COMPANY

Recording requested by:

When recorded mail to:

JPMorgan Chase Bank, N.A.
2780 Lake Vista Drive
Lewisville, TX 75067

Forward tax statements to the address given above

Space above this line for recorders use

TS No.: CA-11-437137-RM

Order No.: 110180203-CA-GTO

APN No.: 5034-014-017

Trustee's Deed Upon Sale

Transfer Tax: \$0.00

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary.

The amount of the unpaid debt together with costs was: **\$599,268.56**

The amount paid by the grantee at the trustee sale was: **\$599,268.56**

The documentary transfer tax is: **None**

Said property is in the City of: **LOS ANGELES** County of **LOS ANGELES**

QUALITY LOAN SERVICE CORPORATION, , as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby **GRANT** and **CONVEY** to

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of **LOS ANGELES**, State of California, described as follows:

LOT 33 OF TRACT NO. 11009, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 192, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NO.: 5034-014-017

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by **GAYE BERETTA WORMLEY**, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, as trustor, dated **8/4/2006**, and recorded on **8/18/2006** as instrument number **06 1841115** of Official Records in the office of the Recorder of **LOS ANGELES**, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee, default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of

Trust recorded on 6/13/2012, instrument no 12-879494, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten/thirty days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 1/25/2013 at the place named in the Notice of Sale, in the County of LOS ANGELES, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$599,268.56 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:

JAN 28 2013

QUALITY LOAN SERVICE CORPORATION,

By: Karla Sanchez, Assistant Secretary

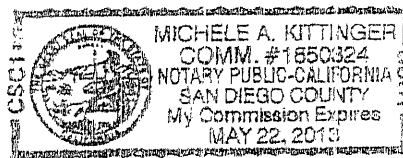
State of: California
County of: San Diego

On 1.28.13 before me, Michele A. Kittinger a notary public, personally appeared Karla Sanchez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Michele A. Kittinger (Seal)
Michele A. Kittinger



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No: (858)224-6800 Reference Number: 3617372 70574	FOR COURT USE ONLY
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.		Hearing Date:	Time
PROOF OF SERVICE		Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

Andrew Hernandez

Registered California Process Server:

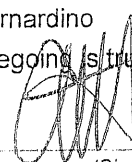
(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013



(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No. (858)224-6800	FOR COURT USE ONLY	
Reference Number: 3617373 70574				
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

Andrew Hernandez

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No. (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3617374	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE		Hearing Date:	Time:	Dept./Div.:
				Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): All Occupants in Care of Named Tenants, Greg Sims, Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

Andrew Hernandez

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA 92122 Attorney For: PLAINTIFF		Telephone No: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3617375	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Tenants (California Civil Code Section 1962)

On the following tenant(s): All Tenants, Subtenants, and Any Others in Possession

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:44pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

Andrew Hernandez

Registered California Process Server:

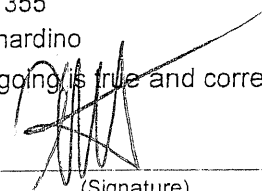
(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013


(Signature)

NOTICE TO ENTER DWELLING UNIT

TO: Greg Sims; Carol Wormley; and all tenants, subtenants and any others in possession of

SUBJECT PREMISES: 3981 ROXTON AVENUE
LOS ANGELES, CA 90008

NOTICE IS HEREBY GIVEN THAT, pursuant to California Civil Code Section 1954, the Owner and/or its agents, employees or contractors will enter said premises on or about **Wednesday, October 23, 2013** at **10:00AM** during normal business hours for the purpose(s) listed below:

- ☐ 1. To inspect the rental unit to determine whether any repairs or services are necessary.
- ☒ 2. To exhibit the rental unit to workman or contractors.
- ☐ 3. To make the following necessary or agreed repairs, decorations, alterations or improvements: _____
- ☐ 4. To supply the following necessary or agreed services: _____
- ☐ 5. To exhibit the rental unit to prospective or actual purchasers*, mortgagees or tenants.
- ☐ 6. Pursuant to Court Order.
- ☐ 7. To install, repair, test and/or maintain the smoke detector.
- ☐ 8. To determine whether the resident(s) have abandoned or surrendered the premises.

The contact information for the Owner's agent for the premises is: Sebastian Stofenmacher of Edgestone Real Estate, Inc. at 247 S. Robertson Blvd., Beverly Hills, CA 90211; Telephone Number: 213-245-7928.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: October 21, 2013

By: Randall D. Naiman, Esq.

Attorneys for the new owner: THE BANK OF NEW
YORK MELLON, F/K/A THE BANK OF NEW YORK,
AS TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II TRUST 2006-AR8,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-AR8

NAIMAN LAW GROUP, PC

4660 La Jolla Village Drive, Suite 850
San Diego, California 92122
Telephone: (858) 224-6800
Facsimile: (858) 224-6801

*If the purpose of the entry is to exhibit the dwelling unit to prospective or actual purchasers the notice can be given orally, in person, or by telephone if the Owner/Agent has notified the Resident in writing within 120 days of the oral notice that the property is for sale and that the Owner/Agent may contact the Resident orally for the purpose described above. Twenty-four hours is presumed reasonable notice in the absence of evidence to the contrary. At the time of entry, the Owner/Agent is required to leave written evidence of the entry inside the unit.

PROOF OF SERVICE

(To be filled out by Server AFTER service on resident is complete)

I, the undersigned, being at least 18 years of age, declare that I served this notice, of which this is a true copy, on _____ (date), on the above-mentioned resident(s) in possession, in the manner indicated below.

- ☐ **BY DELIVERING** the notice personally to the resident(s) or to someone of suitable age and discretion at the premises at least 24 hours prior to the intended entry.
- ☐ **BY LEAVING** a copy of the notice at, near, or under the usual entry door of the premises at least 24 hours prior to the intended entry in a manner in which a reasonable person would discover the notice.
- ☐ **BY MAILING** a copy of the notice addressed to the resident(s) at least 6 days prior to intended entry.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed on _____ in _____, California.

Signature: _____

Print Name: _____

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF 92122		Telephone No: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3621055	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc. Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF 92122		Telephone No: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3621056	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc. Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Rattliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF 92122		Telephone No: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3621057	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc. Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): All tenants, subtenants and any others in possession

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 S.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

THREE DAY NOTICE TO PERFORM COVENANT OR QUIT
[CALIFORNIA CODE OF CIVIL PROCEDURE §1161(3)]

TO: Greg Sims; Carol Wormley; and all tenants, subtenants and any others in possession of the

SUBJECT PREMISES: 3981 Roxton Avenue, Los Angeles, CA 90008

NOTICE IS HEREBY GIVEN THAT you are in breach of the following covenants of your lease/rental agreement and/or provisions of the Los Angeles Rent Stabilization Ordinance and/or the City of Los Angeles Foreclosure Eviction Ordinance (Ordinance No. 180441) for the following reasons:

1. If you had a lease or rental agreement with the prior owner, failure to disclose the terms of your tenancy and enter into a written extension / renewal with similar terms to your former lease or rental agreement with the prior owner; provided, however, the terms of any extension / renewal are subject to the landlord/lessor's review and approval and must not be inconsistent with or violative of any provision of the Los Angeles Rent Stabilization Ordinance or any other law. [See, Los Angeles Municipal Code § 151.09 A (5)]

2. Failure to provide reasonable access to the premises for the purpose of making repairs or improvements, or for the purpose of inspection as permitted or required by the lease or by law, or for the purpose of showing the rental unit to any prospective purchaser or mortgagee. [See, Los Angeles Municipal Code § 151.09 A(6)]

WITHIN THREE DAYS after service of this notice, you are required to take all steps necessary to cure the above breaches, or deliver possession of the subject premises to your landlord/lessor. Failure on your part to so act will lead to the commencement against you of legal proceedings to declare a forfeiture of your lease/rental agreement, to recover possession of the subject premises, to seek judgment for monetary damages as allowed by law together with statutory damages of up to \$600.00, attorney's fees and costs, as applicable.

In order to cure the above breaches, you must do the following within three days after service of this notice:

1. With respect to breach number 1 listed above, if you had a lease or rental agreement with the prior owner, disclose the terms of your tenancy to the landlord/lessor and enter into a written extension / renewal with similar terms to your former lease or rental agreement with the prior owner; provided, however, the terms of any extension / renewal are subject to the landlord/lessor's review and approval and must not be inconsistent or violative of any provision of the Los Angeles Rent Stabilization Ordinance or any other law.

2. With respect to breach number 2 listed above, provide the landlord/lessor with reasonable access to the premises for the purposes of inspection and making any necessary repairs or improvements on **Friday, November 1, 2013 at 10:00a.m.**

For purposes of curing the foregoing breaches, contact the agent for the landlord/lessor, Sebastian Stofenmacher of Edgestone Real Estate, Inc. at 247 South Robertson Blvd., Beverly Hills, CA 90211; telephone number: 213-245-7928.

In accordance with section 151.09 C(1) of the Los Angeles Municipal Code, the facts supporting this notice include, without limitation, the following:

On January 25, 2013, The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8 (hereafter, "landlord/lessor") purchased the above-referenced subject premises (hereafter, the "Property") at a foreclosure sale held in accordance with Civil Code section 2924 under a power of sale contained in a Deed of Trust. On February 7, 2013, title to the Property was perfected in landlord/lessor by the recording of a Trustee's Deed Upon Sale in the Official Records, County of Los Angeles.

On August 15, 2013, a licensed process server served a "Notice of Change of Ownership, and Demand for Information and Access" upon the occupant(s) of the Property in accordance with Code of Civil Procedure §1162, which notice advised the occupant(s) of the Property of the change of ownership, the name and contact information of the agent and attorney for the landlord/lessor, and requested compliance with the above-referenced obligations of the occupant(s)' tenancy. A true and correct copy of the "Notice of Change of Ownership, and Demand for Information and Access" and proof of service thereof is attached hereto as Exhibit A and incorporated herein by this reference. The occupant(s) of the Property failed to comply with the notice.

On October 22, 2013, a licensed process server served a Notice to Enter on the occupant(s) of the Property in accordance with Civil Code § 1954. A true and correct copy of the Notice to Enter and proof of service thereof is attached hereto as Exhibit B and incorporated herein by this reference. The occupant(s) of the Property failed to allow the landlord/lessor's agent access to the Premises.

Despite service of the foregoing notices, the occupant(s) of the Property have not complied with the above-referenced obligations of the occupant(s)' tenancy.

Pursuant to California Civil Code §1785.26, you are hereby notified that a negative credit report reflecting your credit record may be submitted in the future to a credit reporting agency if you fail to fulfill the terms of your lease/rental obligations.

The landlord/lessor does hereby elect to declare a forfeiture of the lease/rental agreement under which you hold possession of the subject premises if you fail to perform as indicated.

This notice is given in good faith with honest intent and with no ulterior motive.

Information regarding evictions is available from the Los Angeles Housing and Community Investment Department. Parties seeking legal advice concerning evictions should consult with an attorney. The Los Angeles Housing and Community Investment Department is located at 1200 W. 7th Street, First Floor, Los Angeles, California, 90017; Telephone: (866) 557-RENT (7368); website: <http://lahd.lacity.org/>.

If you are an active member of the United States Armed Forces, you may be entitled to the rights as provided in the Servicemembers Civil Relief Act ("SCRA"). In such case, you or your attorney should contact this law firm immediately to verify your military status and determine if you fall under the protection of the SCRA.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: October 29, 2013

By: Randall D. Naiman, Esq.

Attorneys for the new owner: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

NAIMAN LAW GROUP, PC

4660 La Jolla Village Drive, Suite 850

San Diego, California 92122

Telephone: (858) 224-6800

Facsimile: (858) 224-6801

CALIFORNIA PENAL CODE SECTION 594 reads as follows: "Every person who maliciously injures or destroys any real or personal property not his/her own, in cases otherwise than such as are specified in this Code, is guilty of a misdemeanor."

**NOTICE OF CHANGE OF OWNERSHIP
AND REQUEST FOR INFORMATION AND ACCESS TO PREMISES**

TO: GREG SIMS; CAROL WORMLEY; AND ALL TENANTS, SUBTENANTS, AND
ANY OTHERS IN POSSESSION

SUBJECT PREMISES: 3981 ROXTON AVENUE, LOS ANGELES, CA 90008

NOTICE IS HEREBY GIVEN THAT THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2006-AR8, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR8 ("New Owner") purchased the above-referenced real property you occupy (hereafter, the "Property") at a non-judicial foreclosure sale held on **1/25/2013**. If you are a tenant or subtenant who rented the Property prior to the foreclosure sale (not a former owner of the property), DEMAND IS HEREBY MADE that you perform each of the following acts within SEVEN (7) days from the date of the Notice:

1. Disclose the terms of your tenancy. Complete the attached questionnaire entitled "CHANGE IN OWNERSHIP OCCUPANT QUESTIONNAIRE - FORECLOSURE" and return it, together with a copy of your lease or rental agreement, if any, to the undersigned, Randall D. Naiman, Esq., at the below address.
2. Provide to the undersigned at the below address proof of any and all rental payments you have made since **1/25/2013**, the date of the sale, including without limitation cancelled checks, rent receipts, etc., including proof of the security deposit paid to the prior landlord.
3. If you had an oral or written lease or rental agreement with the prior owner, enter into a written extension / renewal under such terms that are materially the same as the previous agreement to be prepared by the undersigned; provided, however, the terms of any extension / renewal are subject to the New Owner's review and approval.
4. Provide the New Owner and/or its agent access to the Property for purposes inspection and to determine whether any repairs are necessary. Contact SEBASTIAN STOFENMACHER, EDGESTONE REAL ESTATE, INC., 247 S. ROBERTSON BLVD., BEVERLY HILLS, CA 90211, the agent for New Owner at 213-245-7928 to arrange for access to the Property.

IMPORTANT NOTICE TO SERVICEMEMBERS AND THEIR DEPENDENTS:

If you are or recently were on active duty or active service, you may be eligible for benefits and protections under the federal Servicemembers Civil Relief Act (SCRA). This includes protection from foreclosure or eviction. You also may be eligible for benefits and protections under state law. SCRA and state military benefits and protections also may be available if you are the dependent of an eligible servicemember.

Eligible service may include:

- Active duty with the Army, Navy, Air Force, Marine Corps, or Coast Guard;
- Active service with the National Guard;
- Active service as a commissioned officer of the National Oceanic and Atmospheric Administration;
- Active service as a commissioned officer of the Public Health Service;
- Service with the forces of a nation with which the United States is allied in a war or military action;
- Service with the National Guard or a state militia under a state call to duty; or
- Any period when you are absent from duty because of sickness, wounds, leave, or other lawful cause.

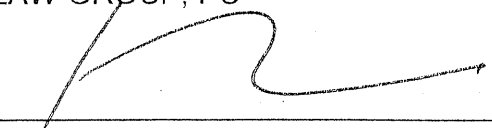
For more information on SCRA, please contact the undersigned at (858) 224-6800.

Information regarding the City of Los Angeles Rent Stabilization Ordinance is available from the Los Angeles Housing Department located at 1200 W. 7th Street, First Floor, Los Angeles, California, 90017; Telephone: (866) 557-RENT (7368); website: <http://lahd.lacity.org/>.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: August 14, 2013



By: Randall D. Naiman, Esq.

Attorneys for the New Owner: THE BANK OF
NEW YORK MELLON, F/K/A THE BANK OF
NEW YORK, AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE
INVESTMENTS II TRUST 2006-AR8,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-AR8

Naiman Law Group, PC

4660 La Jolla Village Drive
Suite 850

San Diego, CA 92122

Telephone: (858) 224-6800

Facsimile: (858) 224-6801

Attachment: Change in Ownership Occupant Questionnaire – Foreclosure
Notice of Property Subject to The Rent Stabilization Ordinance
Trustee's Deed Upon Sale

CHANGE IN OWNERSHIP OCCUPANT QUESTIONNAIRE - FORECLOSURE

Please fill out this form as completely as you can and return it, along with a copy of your lease and evidence of rent payments, via facsimile or mail to: Randall D. Naiman, Esq., Naiman Law Group, PC, 4660 La Jolla Village Drive, Suite 850, San Diego, CA 92122; Telephone Number (858) 224-6800; Facsimile Number: (858) 224-6801.

Property Address: 3981 ROXTON AVENUE, LOS ANGELES, CA 90008

A. Names of All Occupants	Move in Date	Best Contact Phone No.
_____	_____	(____) _____
_____	_____	(____) _____
_____	_____	(____) _____
_____	_____	(____) _____

B. Did you have a lease? (please circle) Yes / No

C. Do you receive a rent subsidy (such as section 8) (please circle): Yes / No

D. If you receive a subsidy, please list the name, address, case worker's name, and phone number of the agency or housing authority handling you case/subsidy program.

E. Monthly Rent Amount: \$ _____ Date Due: _____

F. Rent currently paid through: _____

G. Date lease started: _____

H. Date lease expired/converted to month-to-month: _____

I. Amount of security deposit, if any: \$ _____

J. List of utilities you are currently responsible for paying: _____

K. List of utilities your (former) landlord was responsible for paying: _____

L. Are there any current problems with your unit (please circle): Yes / No

If so, please explain in detail: _____

M. Relationship to the former owner (please circle) None / child, spouse, or parent

Signed:

_____ Occupant(s)	_____ Date
----------------------	---------------

_____ Occupant(s)	_____ Date
----------------------	---------------

_____ Occupant(s)	_____ Date
----------------------	---------------

_____ Occupant(s)	_____ Date
----------------------	---------------

NOTICE TO TENANTS

You are hereby notified that this building is subject to the Los Angeles Rent Stabilization Ordinance (RSO), LAMC Chapter XV

The RSO regulates rent increases:

- Landlords may only collect rents of units registered with the Los Angeles Housing Department.
- Generally, a landlord may not raise the rent in excess of the annual allowable rent increase unless otherwise permitted by LAHD or the Los Angeles Municipal Code.
- A reduction in services may also constitute an unlawful rent increase.

The RSO limits the reasons for which a tenant may be evicted:

- The landlord may be required to pay relocation assistance for certain evictions.
- Mere foreclosure or sale of a property is not an allowable reason for eviction.

All rental properties in the City of Los Angeles must meet the minimum habitability requirements set forth in the Building Code and the California Health and Safety Code.

For further information, or to file a complaint, please contact the Los Angeles Housing Department hotline at (213) 808-8888 or log on to <http://lahd.lacity.org>

OWNERS ARE REQUIRED TO POST THIS NOTICE IN A CONSPICUOUS LOCATION IN THE LOBBY OF THE PROPERTY, NEAR A MAILBOX USED BY ALL RESIDENTS ON THE PROPERTY, OR IN OR NEAR A PUBLIC ENTRANCE TO THE PROPERTY.

ATENCIÓN INQUILINOS:

Le notifican por este medio que esta propiedad esta sujeta a la Ordenanza de la Estabilización de Rentas de la Ciudad de Los Ángeles (RSO), Capítulo XV del Código Municipal (LAMC)

El RSO regula los aumentos de renta:

- El propietario solo puede recibir pagos de renta si su unidad esta registrada con el Departamento de Viviendas (LAHD).
- Por lo general, no se le permite al propietario aumentar la renta por mas del permitido porcentaje anual a menos que sea permitido por el LAHD o el Código Municipal (LAMC).
- Una reduccion en los servicios tambien podria representar un aumento de renta ilegal.

El RSO pone límites en las razones para desalojar a los inquilinos:

- El dueño podria ser sujeto a pagar asistencia de reubicacion por ciertos desalojos.
- La ejecucion hipotecaria, el remate, o la venta de una propiedad no son razones aceptables para desalojar a los inquilinos.

Todas las propiedades de alquiler en la Ciudad de Los Angeles tienen que cumplir con los requisitos mínimos de habitabilidad expuestos por el Código de Edificios y el Código de Salud y Seguridad de California.

Para mas información, o para iniciar una queja, comuníquese con el Departamento de Viviendas llamando al (213) 808-8888, o por internet en <http://lahd.lacity.org>

EL PROPIETARIO DEBE FIJAR ESTA NOTIFICACIÓN EN UN LUGAR VISIBLE - EN EL VESTÍBULO DE LA PROPIEDAD, CERCA DE LOS BUZONES DE CORREO DE LOS RESIDENTES DE LA PROPIEDAD, O DENTRO O CERCA DE LA ENTRADA PÚBLICA DE LA PROPIEDAD.

RSO

THIS IS TO CERTIFY THAT THIS IS A FULL, TRUE AND
CORRECT COPY OF THE ORIGINAL RECORDED
IN THE OFFICE OF LOS ANGELES COUNTY

RECORDING FEE: \$18.00

RECORDED ON: February 7, 2013

AS DOCUMENT NO: 20130200005

BY: s/ LUIS HENRIQUEZ

LSI TITLE COMPANY

Recording requested by:

When recorded mail to:

JPMorgan Chase Bank, N.A.
2780 Lake Vista Drive
Lewisville, TX 75067

Forward tax statements to the address given above

TS No.: CA-11-437137-RM

Order No.: 110180203-CA-GTC

APN No.: 5034-014-017

Space above this line for recorders use

Trustee's Deed Upon Sale

Transfer Tax: \$0.00

The undersigned grantor declares:

The grantee herein IS the foreclosing beneficiary

The amount of the unpaid debt together with costs was: \$599,268.56

The amount paid by the grantee at the trustee sale was: \$599,268.56

The documentary transfer tax is: None

Said property is in the City of LOS ANGELES County of LOS ANGELES

QUALITY LOAN SERVICE CORPORATION, as Trustee, (whereas so designated in the Deed of Trust hereunder more particularly described or as duly appointed Trustee) does hereby GRANT and CONVEY to

The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

(herein called Grantee) but without covenant or warranty, expressed or implied, all right title and interest conveyed to and now held by it as Trustee under the Deed of Trust in and to the property situated in the county of LOS ANGELES, State of California, described as follows:

LOT 33 OF TRACT NO. 11009, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 192, PAGES 23 AND 24 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NO.: 5034-014-017

This conveyance is made in compliance with the terms and provisions of the Deed of Trust executed by GAYE BERETTA WORMLEY, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, as Trustor, dated 8/4/2006, and recorded on 8/18/2006 as instrument number 06 1841115 of Official Records in the office of the Recorder of LOS ANGELES, California, under the authority and powers vested in the Trustee designated in the Deed of Trust or as the duly appointed trustee default having occurred under the Deed of Trust pursuant to the Notice of Breach and Election to Sell under the Deed of

Trust recorded on 8/13/2012, instrument no 12-879494, Book , Page , of Official records. Trustee having complied with all applicable statutory requirements of the State of California and performed all duties required by the Deed of Trust including sending a Notice of Default and Election to Sell within ten/thirty days after its recording and a Notice of Sale at least twenty days prior to the Sale Date by certified mail, postage pre-paid to each person entitled to notice in compliance with California Civil Code 2924b

Default occurred as set forth in a Notice of Breach and Election to Sell which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of notices or the publication of a copy of the Notice of Breach and Election to Sell or the personal delivery of the copy of the Notice of Breach and Election to Sell and the posting and publication of copies of the Notice of Sale have been complied with.

Said property was sold by said Trustee at public auction on 1/25/2013 at the place named in the Notice of Sale, in the County of LOS ANGELES, California, in which the property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and paid therefore to said trustee the amount being \$599,268.56 in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date:

JAN 28 2013

QUALITY LOAN SERVICE CORPORATION.

By: Karla Sanchez, Assistant Secretary

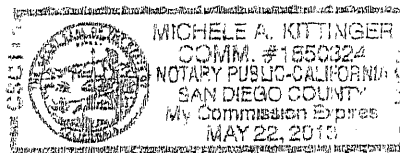
State of: California
County of: San Diego

On 1.28.13 before me, Michele A. Kittinger a notary public, personally appeared Karla Sanchez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Michele A. Kittinger (Seal)
Michele A. Kittinger



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No: (858)224-6800	FOR COURT USE ONLY
		Reference Number: 3617372	70574
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.			
PROOF OF SERVICE		Hearing Date:	Time:
		Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

Andrew Hernandez

Registered California Process Server:

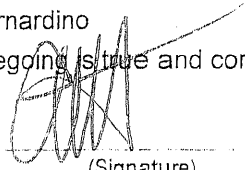
(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013


(Signature)

Attorney of Party Without Attorney (Name and Address)		Telephone No:		FOR COURT USE ONLY	
Naiman Law Group, PC		(858)224-6800			
4660 La Jolla Village Drive		Suite 850			
San Diego		CA			
Attorney For: PLAINTIFF		92122			
		Reference Number:		70574	
		3617373			
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for					
Defendant/Respondent: Greg Sims, et al.					
Hearing Date:		Time:		Case Number:	
PROOF OF SERVICE				NOTICE	

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

Andrew Hernandez

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No: (858)224-6800	FOR COURT USE ONLY
		Reference Number: 3617374	70574
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, as Trustee for			
Defendant/Respondent: Greg Sims, et al.			
Hearing Date:		Time:	Dept./Div.:
Case Number:			
PROOF OF SERVICE		NOTICE	

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice of Change of Ownership and Request for Information and Access to Premises

On the following tenant(s): All Occupants in Care of Named Tenants, Greg Sims, Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 8/15/2013 at 12:45pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

Andrew Hernandez

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 1355

(iii) County: San Bernardino

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 8/20/2013

(Signature)

NOTICE TO ENTER DWELLING UNIT

TO: Greg Sims; Carol Wormley; and all tenants, subtenants and any others in possession of

SUBJECT PREMISES: 3981 ROXTON AVENUE
LOS ANGELES, CA 90008

NOTICE IS HEREBY GIVEN THAT, pursuant to California Civil Code Section 1954, the Owner and/or its agents, employees or contractors will enter said premises on or about **Wednesday, October 23, 2013** at **10:00AM** during normal business hours for the purpose(s) listed below:

- ☐ 1. To inspect the rental unit to determine whether any repairs or services are necessary.
- ☒ 2. To exhibit the rental unit to workman or contractors.
- ☐ 3. To make the following necessary or agreed repairs, decorations, alterations or improvements: _____
- ☐ 4. To supply the following necessary or agreed services: _____
- ☐ 5. To exhibit the rental unit to prospective or actual purchasers*, mortgagees or tenants.
- ☐ 6. Pursuant to Court Order.
- ☐ 7. To install, repair, test and/or maintain the smoke detector.
- ☐ 8. To determine whether the resident(s) have abandoned or surrendered the premises.

The contact information for the Owner's agent for the premises is: Sebastian Stofenmacher of Edgestone Real Estate, Inc. at 247 S. Robertson Blvd., Beverly Hills, CA 90211; Telephone Number: 213-245-7928.

If you have any questions, please contact Randall D. Naiman, Esq. at (858) 224-6800.

NAIMAN LAW GROUP, PC

DATED: October 21, 2013

By: Randall D. Naiman, Esq.

Attorneys for the new owner: THE BANK OF NEW
YORK MELLON, F/K/A THE BANK OF NEW YORK,
AS TRUSTEE FOR STRUCTURED ASSET
MORTGAGE INVESTMENTS II TRUST 2006-AR8,
MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-AR8

NAIMAN LAW GROUP, PC

4660 La Jolla Village Drive, Suite 850
San Diego, California 92122
Telephone: (858) 224-6800
Facsimile: (858) 224-6801

*If the purpose of the entry is to exhibit the dwelling unit to prospective or actual purchasers the notice can be given orally, in person, or by telephone if the Owner/Agent has notified the Resident in writing within 120 days of the oral notice that the property is for sale and that the Owner/Agent may contact the Resident orally for the purpose described above. Twenty-four hours is presumed reasonable notice in the absence of evidence to the contrary. At the time of entry, the Owner/Agent is required to leave written evidence of the entry inside the unit.

PROOF OF SERVICE

(To be filled out by Server AFTER service on resident is complete)

I, the undersigned, being at least 18 years of age, declare that I served this notice, of which this is a true copy, on _____ (date), on the above-mentioned resident(s) in possession, in the manner indicated below.

- ☐ **BY DELIVERING** the notice personally to the resident(s) or to someone of suitable age and discretion at the premises at least 24 hours prior to the intended entry.
- ☐ **BY LEAVING** a copy of the notice at, near, or under the usual entry door of the premises at least 24 hours prior to the intended entry in a manner in which a reasonable person would discover the notice.
- ☐ **BY MAILING** a copy of the notice addressed to the resident(s) at least 6 days prior to intended entry.

I declare under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct and if called as a witness to testify thereto, I could do so competently.

Executed on _____ in _____, California.

Signature: _____

Print Name: _____

Attorney of Party Without Attorney (Name and Address)		Telephone No:		FOR COURT USE ONLY	
Naiman Law Group, PC 4660 La Jolla Village Drive San Diego Attorney For: PLAINTIFF		Suite 850 92122 CA		(858)224-6800	
		Reference Number: 3621055		70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc.					
Defendant/Respondent: Greg Sims, et al.					
Hearing Date:		Time:		Dept./Div.	
Case Number:					
PROOF OF SERVICE				NOTICE	

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

Attorney of Party Without Attorney (Name and Address)		Telephone No:	FOR COURT USE ONLY
Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA 92122 Attorney For: PLAINTIFF		(858)224-6800 Reference Number: 3621056 70574	
Plaintiff/Petitioner: The Bank of New York Mellon, F/K/A The Bank of New York, etc.			
Defendant/Respondent: Greg Sims, et al.			
Hearing Date		Time:	Dept./Div.: Case Number:
PROOF OF SERVICE			NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas
142 East Bonita Avenue, #51
San Dimas, CA 91773
(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

Attorney of Party Without Attorney (Name and Address)

Telephone No:

FOR COURT USE ONLY

Naiman Law Group, PC
 4660 La Jolla Village Drive
 San Diego
 Attorney For: PLAINTIFF

CA

Suite 850
 92122

(858)224-6800

Reference Number:

3621057

70574

Plaintiff/Petitioner:

The Bank of New York Mellon, F/K/A The Bank of New York, etc.

Defendant/Respondent:

Greg Sims, et al.

PROOF OF SERVICE

Hearing Date:

Time:

Dept./Div.:

Case Number:

NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Notice to Enter Dwelling Unit

On the following tenant(s): All tenants, subtenants and any others in possession

Address: 3981 Roxton Avenue
 Los Angeles, CA 90008

Date and Time of Posting: 10/22/2013 at 09:45AM.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/24/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3621564	70574	
Plaintiff/Petitioner: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE		Hearing Date:	Time:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

3-Day Notice to Perform Covenant or Quit

On the following tenant(s): Greg Sims

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/30/2013 at 2:33pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$45.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/31/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 Attorney For: PLAINTIFF 92122		Telephone No: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3621565 70574		
Plaintiff/Petitioner: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Three Day Notice to Perform Covenant or Quit [California Code of Civil Procedure & 1161(3)]

On the following tenant(s): Carol Wormley

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/30/2013 at 2:33pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/31/2013

(Signature)

Attorney of Party Without Attorney (Name and Address) Naiman Law Group, PC 4660 La Jolla Village Drive San Diego CA Suite 850 92122 Attorney For: PLAINTIFF		Telephone No: (858)224-6800	FOR COURT USE ONLY	
		Reference Number: 3621566 70574		
Plaintiff/Petitioner: The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Defendant/Respondent: Greg Sims, et al.				
PROOF OF SERVICE	Hearing Date:	Time:	Dept./Div.:	Case Number: NOTICE

I, the undersigned declare that at the time of the service of the papers herein referred to, I was at least EIGHTEEN (18) years of age, and that I served the following notice:

Three Day Notice to Perform Covenant or Quit [California Code of Civil Procedure & 1161(3)]

On the following tenant(s): All Tenants, Subtenants, and Any Others in Possession

Address: 3981 Roxton Avenue
Los Angeles, CA 90008

Date and Time of Posting: 10/30/2013 at 2:33pm.

There being no person of suitable age or discretion to be found at the property, and a business address could not be ascertained, service was effected BY POSTING a copy for the above-named entity(s) in a conspicuous place on the property therein described, and thereafter by MAILING by first-class mail on said date a copy to each entity(s) by depositing said copies in the U.S. Mail in a sealed envelope with postage fully pre-paid, addressed to the above-named entity(s) at the place where the property is situated.

7. Person Serving (name, address, and telephone No.):

Attorney Service of San Dimas

142 East Bonita Avenue, #51

San Dimas, CA 91773

(909)394-1202 Fax (909)394-1204

Fee for service: \$ \$0.00

E Ratliff

Registered California Process Server:

(i) Independent Contractor

(ii) Registration No.: 6798 C.C.P.S.

(iii) County: Los Angeles

8. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 10/31/2013

(Signature)

EXHIBIT “D”

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
WEST DISTRICT, SANTA MONICA COURTHOUSE (19484)
1725 MAIN ST., SANTA MONICA, CA 90401
TELEPHONE: (310) 260-1887

THE BANK OF NEW YORK MELLON vs.
WORMLEY, GAYE BERETTA

Case Number: 13R10102

CLERK'S NOTICE OF ENTRY OF JUDGMENT AND NOTICE RE EXHIBITS/DEPOSITIONS

To the parties and their attorneys of record; You are hereby notified that pursuant to section CCP 664.5, the attached copy of the judgment in the above entitled case was entered on 05/02/2014. Further, Exhibits/Depositions, if any, will be destroyed at the end of 60 days from expiration of appeal time.

SHERRI R. CARTER, Executive Officer/Clerk

By LAURIE PASTEL, Deputy
Clerk of the above named Court

*Costs determined by Memorandum of Costs (1033 CCP et seq.)

CLERK'S CERTIFICATE OF MAILING

I, the below named Executive Officer/Clerk of the above-entitled court, do hereby certify that I am not a party to the cause herein, and that on this date I served the Clerk's Notice of Entry upon each party or counsel named below by depositing in the United States mail at the courthouse in SANTA MONICA, CALIFORNIA, one copy of the original filed/entered herein in a separate sealed envelope to each address as shown below with the postage thereon fully prepaid.

WORMLEY, GAYE BERETTA

3981 ROXTON AVENUE
LOS ANGELES, CA 90008

WORMLEY, CAROL

3981 ROXTON AVENUE
LOS ANGELES, CA 90008

WRIGHT, OTIS FORMERLY SUED AS
DOES-1

3981 ROXTON AVENUE
LOS ANGELES, CA 90008

RANDALL D. NAIMAN ESQ
NAIMAN LAW GROUP, PROFESSIONAL CORP.
4660 LA JOLLA VILLAGE DRIVE, SUITE 850
SAN DIEGO, CA 92122

SIMS, GREG

3981 ROXTON AVENUE
LOS ANGELES, CA 90008

WRIGHT, DARREN

3981 ROXTON AVENUE
LOS ANGELES, CA 90008

WRIGHT, MARGERIE FORMERLY SUED AS
DOES-2

3981 ROXTON AVENUE
LOS ANGELES, CA 90008

SHERRI R. CARTER, Executive Officer/Clerk

Dated 05/05/2014

BY LAURIE PASTEL, Deputy

JUDGMENT

13R10102

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
WEST DISTRICT, SANTA MONICA COURTHOUSE (19484)
1725 MAIN ST., SANTA MONICA, CA 90401
Telephone: (310) 260-1887

IT IS HEREBY ORDERED, ADJUDGED AND DECREED THAT JUDGMENT BE ENTERED AS FOLLOWS:

FOR: THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS TRUSTEE FOR
STRUCTURED ASSET MORTGAGE INVEST- MENTS II TRUST 2006-AR8, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-AR8

AGAINST: WORMLEY, GAYE BERETTA
SIMS, GREG
WORMLEY, CAROL
WRIGHT, DARREN
WRIGHT, OTIS FORMERLY SUED AS DOES-1
WRIGHT, MARGERIE FORMERLY SUED AS DOES-2

RESTITUTION AND POSSESSION OF THE PREMISES LOCATED AT:
3981 ROXTON AVENUE
LOS ANGELES, CA 90008

THIS JUDGMENT OF POSSESSION APPLIES TO ANY AND ALL UNNAMED OCCUPANTS OF THE PREMISES
PURSUANT TO C.C.P. 415.46.

This judgment conforms to the order of the court.

DATED: 05/02/2014

NANCY NEWMAN
JUDGE, SUPERIOR COURT

=====

FILED AND ENTERED ON: 05/02/2014
BY LAURIE PASTEL
DEPUTY CLERK

SHERRI R. CARTER
Executive Officer/Clerk

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
WEST DISTRICT (19484)
SANTA MONICA COURTHOUSE

THE BANK OF NEW YORK MELL vs. WORMLEY,GAYE BERETTA

Case Number: 13R10102

In Department WES ,Honorable NANCY NEWMAN , Judge/Comm. presiding.
Court convened at 08:30 AM on 05/02/2014 , and the following proceedings were had:

Plaintiff(s) appearing
THE BANK OF NEW YORK MELLON F/K/A
VALERIE GILBERT, ESQ.
Defendant(s) not appearing
WORMLEY,GAYE BERETTA AND GREG SIMS AND
CAROL WORMLEY AND DARREN WRIGHT

Witness(es) sworn for Plaintiff(s) SUZANN ALTON AND ERIC RATLIFF.
Exhibit(s) received in evidence for plaintiff(s) 1) PLAINTIFF'S NOTICE OF
TRIAL CONTINUANCE; 2) TRUSTEE'S DEED UPON SALE; 3) 3-DAY NOTICE TO QUIT;
4) PROOF OF SERVICE OF NOTICE AND 5) REMAND ORDER.

Plaintiff(s) rest(s).
The Court, after having considered the evidence, and
Defendant(s), OTIS WRIGHT AND MARGERIE WRIGHT
having been served with summons and copy of complaint, having failed to answer complaint
of plaintiff(s) within the time allowed by law, and default of said defendant(s) having
been entered, plaintiff(s) applied to the Court for judgment,
Defendant(s), WORMLEY,GAYE BERETTA AND GREG SIMS AND
CAROL WORMLEY AND DARREN WRIGHT
having failed to appear, proof having first been made to the satisfaction of the Court
that each of said defendant(s) have had five/fifteen days notice of such trial, and jury
trial having been waived, plaintiff(s) applied to the Court for judgment,
The Court orders Judgment entered as follows:(See Judgment)

THE FOREGOING MINUTES ARE TRUE AND CORRECT,

DATED: 05/02/2014

LAURIE PASTEL

, DEPUTY CLERK

2

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES
WEST DISTRICT (19484)
SANTA MONICA COURTHOUSE

COURT CONVENED AT: 08:30 A.M. | DATE CONVENED: 05/02/2014 | CASE # 13R10102

JUDICIAL OFFICER **Nancy Newman**

DEPUTY CLERK

☐ JUDGE ☐ COMM. ☐ PRO TEM.
☐ STIPULATION AND ORDER APPOINTING TEMPORARY JUDGE FILED.
☐ BY ORAL STIPULATION ALL PARTIES AGREE TO THE: ☐ COMM. ☐ JUDGE PRO TEM.

PLAINTIFF(S): THE BANK OF NEW YORK MELLON
PLAINTIFF(S) ATTORNEY: RANDALL D. NAIMAN ESQ

X-COMPLT(S):
X-COMPLT(S) ATTY:

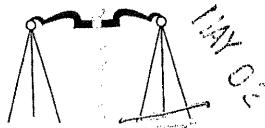
DEFENDANT(S): WORMLEY, GAYE BERETTA
DEFENDANT(S) ATTORNEY: IN PRO PER

X-DEFT(S):
X-DEFT(S) ATTY:

CAUSE CALLED REGULARLY FOR UNLAWFUL DETAINER COURT TRIAL

Π VALERIE E. GILBERT

#2



6454 Van Nuys Blvd.
Suite 150
Van Nuys, CA. 91401

Phone 818-780-9387
Fax 818-787-1059

Attorney at Law

By _____, Deputy Clerk

DATE	DEPT.
05/02/2014	WES

CELLANEIOUS MINUTES

EXHIBIT “E”

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name, State Bar number and address):

Randall D. Naiman, Esq. (#81048)
 Naiman Law Group, PC
 4660 La Jolla Village Drive
 Suite 850
 San Diego, CA 92122

TELEPHONE NO.: (858) 224-6800

FAX NO.: (858) 224-6801

E-MAIL ADDRESS: randall@naimanlaw.com

ATTORNEY FOR (Name): THE BANK OF NEW YORK MELLON, F/K/A THE B

☒ ATTORNEY FOR ☒ JUDGMENT CREDITOR ☐ ASSIGNEE OF RECORD

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: COUNTY OF LOS ANGELES

MAILING ADDRESS: 1725 Main Street, Room 232

CITY AND ZIP CODE: Santa Monica, CA 90401

BRANCH NAME: SANTA MONICA COURTHOUSE

PLAINTIFF: THE BANK OF NEW YORK MELLON, F/K/A THE BANK
 OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTG
 DEFENDANT: GAYE BERETTA WORMLEY; GREG SIMS; CAROL
 WORMLEY; DARREN WRIGHT; OTIS WRIGHT; MARGER

WRIT
 OF

☐ EXECUTION (Money Judgment)☒ POSSESSION OF ☐ Personal Property☐ SALE☒ Real Property

CASE NUMBER:

13R10102

☒ Limited Civil Case☐ Small Claims Case☐ Unlimited Civil Case ☐ Other

RECEIPT #:

RECEIPT #: SM210917028

DATE PAID: 05/08/14 03:25 PM

PAYMENT: \$25.00

RECEIVED:

CHECK: \$25.00

CASH: \$0.00

CHANGE: \$0.00

CARD: \$0.00

FILE COPY

1. To the Sheriff or Marshal of the County of: Los Angeles

You are directed to enforce the judgment described below with daily interest and your costs as provided by law.

2. To any registered process server: You are authorized to serve this writ only in accord with CCP 699.080 or CCP 715.040.

3. (Name): See Attachment

is the ☒ judgment creditor ☐ assignee of record whose address is shown on this form above the court's name.

4. Judgment debtor (name, type of legal entity stated in judgment if not a natural person, and last known address):

Gaye Beretta Wormley
 3981 Roxton Avenue
 Los Angeles, CA 90008

9. ☒ See next page for information on real or personal property to be delivered under a writ of possession or sold under a writ of sale.10. ☐ This writ is issued on a sister-state judgment.

11. Total judgment: \$

12. Costs after judgment (per filed order or

memo CCP 685.090) \$

13. Subtotal (add 11 and 12) \$

14. Credits \$

15. Subtotal (subtract 14 from 13) \$

16. Interest after judgment (per filed affidavit

CCP 685.050) (not on GC 6103.5 fees) \$

17. Fee for issuance of writ \$ 25.00

18. Total (add 15, 16, and 17) \$ 25.00

19. Levying officer:

(a) Add daily interest from date of writ

(at the legal rate on 15) (not on GC 6103.5 fees) of \$

(b) Pay directly to court costs included in

11 and 17 (GC 6103.5, 68637;

CCP 699.520(i)) \$

20. ☐ The amounts called for in items 11-19 are different for each debtor. These amounts are stated for each debtor on Attachment 20.☒ Additional judgment debtors on next page

5. Judgment entered on (date): 5/2/14

6. ☐ Judgment renewed on (dates):

7. Notice of sale under this writ

a. ☒ has not been requested.b. ☐ has been requested (see next page).8. ☐ Joint debtor information on next page.

[SEAL]



Issued on (date) MAY 07 2014

Clerk, by Emily Russell, Deputy

NOTICE TO PERSON SERVED: SEE NEXT PAGE FOR IMPORTANT INFORMATION.

EJ-130

PLAINTIFF: THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR STRUCTURED ASSET MORTG DEFENDANT: GAYE BERETTA WORMLEY; GREG SIMS; CAROL WOR	CASE NUMBER: 13R10102
---	--------------------------

— Items continued from page 1—

21. ☒ **Additional judgment debtor** (name, type of legal entity stated
in judgment if not a natural person, and last known address):

Greg Sims
3981 Roxton Avenue
Los Angeles, CA 90008

Carol Wormley
3981 Roxton Avenue
Los Angeles, CA 90008

22. ☐ **Notice of sale** has been requested by (name and address):

23. ☐ **Joint debtor** was declared bound by the judgment (CCP 989–994)

a. on (date):

b. name, type of legal entity stated in judgment if not a
natural person, and last known address of joint debtor:

a. on (date):

b. name, type of legal entity stated in judgment if not
a natural person, and last known address of joint debtor:

- c. ☐ additional costs against certain joint debtors (itemize):

24. ☒ (Writ of Possession or Writ of Sale) **Judgment** was entered for the following:

- a. ☒ Possession of real property: The complaint was filed on (date): 11/19/2013

(Check (1) or (2)):

- (1) ☒ The Prejudgment Claim of Right to Possession was served in compliance with CCP 415.46.

The judgment includes all tenants, subtenants, named claimants, and other occupants of the premises.

- (2) ☐ The Prejudgment Claim of Right to Possession was NOT served in compliance with CCP 415.46.

(a) \$ 50.00 was the daily rental value on the date the complaint was filed.

(b) The court will hear objections to enforcement of the judgment under CCP 1174.3 on the following
dates (specify):

- b. ☐ Possession of personal property.

☐ If delivery cannot be had, then for the value (itemize in 24e) specified in the judgment or supplemental order.

- c. ☐ Sale of personal property.

- d. ☐ Sale of real property.

- e. Description of property: 3981 Roxton Avenue, Los Angeles, CA 90008

NOTICE TO PERSON SERVED

WRIT OF EXECUTION OR SALE. Your rights and duties are indicated on the accompanying *Notice of Levy* (Form EJ-150).
WRIT OF POSSESSION OF PERSONAL PROPERTY. If the levying officer is not able to take custody of the property, the levying
officer will make a demand upon you for the property. If custody is not obtained following demand, the judgment may be enforced
as a money judgment for the value of the property specified in the judgment or in a supplemental order.

WRIT OF POSSESSION OF REAL PROPERTY. If the premises are not vacated within five days after the date of service on the
occupant or, if service is by posting, within five days after service on you, the levying officer will remove the occupants from the real
property and place the judgment creditor in possession of the property. Except for a mobile home, personal property remaining on
the premises will be sold or otherwise disposed of in accordance with CCP 1174 unless you or the owner of the property pays the
judgment creditor the reasonable cost of storage and takes possession of the personal property not later than 15 days after the
time the judgment creditor takes possession of the premises.

► A Claim of Right to Possession form accompanies this writ (unless the Summons was served in compliance with CCP 415.46).

PETITIONER/PLAINTIFF:	THE BANK OF NEW YORK MELLON, F/K/A TH	CASE NUMBER:
RESPONDENT/DEFENDANT:	GAYE BERETTA WORMLEY; GREG SIMS; CARO	13R10102

3. The Bank of New York Mellon, f/k/a The Bank of New York, as Trustee for Structured Asset Mortgage Investments II Trust 2006-AR8, Mortgage Pass-Through Certificates, Series 2006-AR8

21. Darren Wright
3981 Roxton Avenue
Los Angeles, CA 90008

Otis Wright
3981 Roxton Avenue
Los Angeles, CA 90008

Margerie Wright
3981 Roxton Avenue
Los Angeles, CA 90008

All Unknown Occupants
3981 Roxton Avenue
Los Angeles, CA 90008

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

4660 La Jolla Village Drive, Ste. 850
San Diego, CA 92122

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF MOTION AND MOTION FOR RELIEF FROM THE AUTOMATIC STAY OR FOR ORDER CONFIRMING THAT THE AUTOMATIC STAY DOES NOT APPLY UNDER 11 U.S.C. SECTION 362(1) (WITH SUPPORTING DECLARATIONS)** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. **TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)**: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) _____, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☐ Service information continued on attached page

2. **SERVED BY UNITED STATES MAIL:**

On (*date*) June 9, 2014, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. **SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) June 9, 2014, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

06/09/14
Date

Rita Rodriguez
Printed Name

/s/ Rita Rodriguez
Signature

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

ADDITIONAL SERVICE INFORMATION (if needed):

Served by First-Class Mail:

Debtor

Otis Wright

3981 Roxton Avenue
Los Angeles, CA 90008

Trustee

Jason M. Rund

Sheridan & Rund
840 Apollo Street, Suite 351
El Segundo, CA 90245

U.S. Trustee

United States Trustee (LA)

915 Wilshire Boulevard, Suite 1850
Los Angeles, CA 90017

Served by Overnight Delivery:

Judge

Honorable Richard M. Neiter

Central District of California
Edward R. Roybal Federal Building and Courthouse
255 E. Temple Street, Suite 1652
Los Angeles, CA 90012